City of Port St. Lucie

121 SW Port St. Lucie Blvd.
Port St. Lucie, Florida 34984

Meeting Agenda

Addition of Item 7A

Tuesday, March 5, 2024

6:00 PM

Council Chambers, City Hall

Planning and Zoning Board

Eric Reikenis, Chair, Term 1, Expires 1/1/2027
Peter Previte, Vice Chair, Term 1, Expires 1/1/2027
Melody Creese, Chair Pro-Tem, Term 1, Expires 1/1/2027
Jim Norton, At-Large, Term 1, Expires 1/1/2027
John "Jack" Doughney, At-Large, Term 1, Expires 1/1/2027
Greg Pettibon, At-Large, Term 1, Expires 1/1/2027
Peter Louis Spatara, At-Large, Term 1, Expires 1/1/2027
Rose Futch, Alternate, Term 1, Expires 1/1/2027
Saadat Syed, Alternate, Term 1, Expires 1/1/2027

Please visit www.cityofpsl.com/tv for new public comment options.

1. Meeting Called to Order

2. Roll Call

3. Determination of a Quorum

4. Pledge of Allegiance

5. Approval of Minutes

5.a Approval of Minutes - February 6, 2024 **2024-204**

6. Consent Agenda

6.a P23-004 Arcadia at Veranda Falls - Special Provision Parking Request **2024-206**

Location: The property is generally located on the south side of Becker Road and east of the Florida's Turnpike, within the St. Lucie Lands Planned Unit Development (PUD).
Legal Description: Tract 2, Veranda Plat No. 8
The request is to allow a portion of the project's required parking spaces be set aside as 'reserved parking' as opposed to having it constructed with the initial development of the project.

6.b P23-183 Wilson Groves DRI - Conceptual Master Plan **2024-213**

Location: The property is generally located north of the C-23 Canal, east of Range Line Road, south of the Marshall Parkway right-of-way, and west of the N/B road right-of-way.
Legal Description: The property is legally described as a portion of the Alan Wilson Grove plat and portions of Sections 30 and 31 Township 37 South, Range 39 East.
This is a request for approval of a conceptual master plan for the Wilson Groves DRI.

7. Public Hearings - Non Quasi-Judicial

7.a P24-016 City of Port St. Lucie - Chapter 155, Sign Code - Text Amendment **2024-194**

Proposed amendment to Chapter 155, "Sign Code" (Exhibit A) of the Code of Ordinances of the City of Port St. Lucie to provide some content neutral updates and clarifications on sign code regulations.

8. Public Hearing - Quasi-Judicial

8.a P21-148 Wilson Groves Parcel A - Master Planned Unit Development (MPUD) - Rezoning **2024-210**

Location: The property is generally located north of Becker Road, west of future roadway N/S B, east of future roadway N/S A and south of the future extension of SW Hegener Drive.
Legal Description: The property is legally described as a portion of the Alan Wilson Plat.
This is a request to rezone 390.375 acres of property, more or less, from the zoning designation of SLC AG-5 to City MPUD.

8.b P23-057 Wylder Master Sign Program Application **2024-153**

Location: The project is located north of Glades Cut Off Road, south of Midway Road and west of I-95.
Legal description: All of the residential lots and tracts within said residential area together with Tract "B" of the LTC Ranch Phase 1 plat and Tract "A1" of the LTC Ranch West Phase 2 plat.
This is a request to create a Master Sign Program for the LTC Ranch/Wylder Community. This program provides a mechanism for the residential development to have a design specific sign regulation for permanent and temporary signs that would supersede the City's sign regulations.

8.c P23-107 Southern Grove 8 - Master Planned Unit Development (MPUD) - Rezoning Application **2024-211**

Location: The property is located at the northwest corner of the intersection of SW Village Parkway and Becker Road.
Legal description: Kenley Tract C1 and Kenley Tract B1.
This is a request to rezone 41.35 acres of property from the zoning designation of St. Lucie County AG-5 - Agricultural, one dwelling unit per five acres, to the zoning designation of City of Port St. Lucie Master Planned Unit Development (MPUD).

8.d P23-176 Ekonomy Self Storage, Inc. - Variance **2024-112**

Location: 1915 SW Hayworth Avenue
Legal Description: Port St Lucie Section 31, Block 1705, Lot 14
This is a request for a variance to allow a reduction in lot frontage and lot size to allow 80 feet of frontage and 10,240 square feet in land area. The Land Use Conversion Manual requires a minimum of 160 feet of frontage and the Zoning Code requires 20,000 square feet for General Commercial (CG) Zoning Districts.

8.e P23-181 Southern Grove 11 - Master Planned Unit Development (MPUD) - Rezoning **2024-212**

Location: The property is located at the northwest corner of the intersection of SW Village Parkway and SW Marshall Parkway.
Legal Description: The legal description is Parcel 25 D, Southern Grove Plat No. 13.
A request to rezone approximately 15.6 acres of property from the zoning designation of St. Lucie County AG-5 - Agricultural, one dwelling unit per five acres, to the zoning designation of City of Port St. Lucie Master Planned Unit Development (MPUD).

8.f P23-193 Mayas Retail Plaza (Mayas Property Management LLC) - Limited Mixed Use LMD Zoning District - Rezoning **2024-154**

Location: 4189 SW Port St. Lucie Boulevard
Legal Description: Port St. Lucie Section 21, Block 2108, Lots 1,2,27 and 28
This is a request to rezone a vacant, 0.97-acre property from the Professional (P) zoning district to the Limited Mixed Use (LMD) zoning district.

8.g P23-239 Cottin, Gregory D. - Variance **2024-152**

Location: The property is located at 2722 & 2732 SW Fondura Road.
Legal Description: Lots 18 And 19, Block 1708, Port St. Lucie Section 31
This is a request to grant a variance to allow an isolation of a parcel.

8.h P24-011 City of PSL- Northport Utility Site - Rezoning **2024-209**

Location: West of the intersection of NE Airoso Blvd. and NE St. James Dr.
Legal Description: Port St. Lucie Section 25, Tract M and a portion of Section 20, Township 36 South, Range 40 East, St. Lucie County, Florida
This is a request to rezone from Institutional (I) to Utility (U) zoning district.

8.i P24-013 Brian & Susan Barnes - Variance **2024-202**

Location: 1003 SE Kitching Cove Lane
Legal Description: Kitching Cove Estates, Lot 3
This is a request for a variance of 4.3 feet to allow a 1.7-foot side yard setback for the construction of a driveway.

8.j P24-014 Go Team Industrial Park Unit 1 - Lot 6 - Landscape Modification **2024-200**

Location: The property is located south of NW Commerce Center Drive and west NW Settle Avenue.
Legal Description: Go Team Industrial Park - Unit One - Block B, Lot 6
This is a request to retain the existing landscaping and 8-foot opaque chain-link fence in lieu of an architectural buffer wall on the south side of the site per Section 154.12 of the City of Port St. Lucie Code of Ordinances

9. New Business

10. Old Business

11. Public to be Heard

12. Adjourn

Notice: No stenographic record by a certified court reporter will be made of the foregoing meeting. Accordingly, any person who may seek to appeal a decision involving the matters noticed herein will be responsible for making a verbatim record of the testimony and evidence at said meeting upon which any appeal is to be based.

Notice: In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation to participate in this proceeding should contact the City Clerk's office at (772) 871-5157 for assistance.

As a courtesy to the people recording the meeting, please put your cell phone on silent.

Agenda Summary

2024-204

Agenda Date: 3/5/2024 **Agenda Item No.:** 5.a

Placement: Minutes

Action Requested: Motion / Vote

Approval of Minutes - February 6, 2024

Submitted By: Pat Shutt, Administrative Assistant, Planning & Zoning Department

Executive Summary: February 6, 2024 minutes attached.

Presentation Information: N/A

Staff Recommendation: Move that the Board approve the minutes.

Alternate Recommendations:

1. Move that the Board amend the recommendation and approve the minutes with changes.
2. Move that the Board not approve the minutes and provide direction.

Background: N/A

Issues/Analysis: N/A

Special Consideration: N/A

Location of Project: N/A

Attachments: February 6, 2024 minutes.

City of Port St. Lucie

Planning and Zoning Board

Meeting Minutes

121 SW Port St. Lucie Blvd.
Port St. Lucie, Florida 34984

Eric Reikenis, Chair, Term 1, Expires 1/1/2027
Peter Previte, Vice Chair, Term 1, Expires 1/1/2027
Melody Creese, Chair Pro-Tem, Term 1, Expires 1/1/2027
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Saadat Syed, Alternate, Term 1, Expires 1/1/2027

Please visit www.cityofpsl.com/tv for new public comment options.

Tuesday, February 6, 2024 **6:00 PM** **Council Chambers, City Hall**

Request to Withdraw Item 8A

1. Meeting Called to Order

   A Regular Meeting of the Planning and Zoning Board of the City of Port St. Lucie was called to order by Chair Reikenis at 6:00 PM on February 6, 2024, at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Florida.

2. Roll Call

   Members Present:
   Eric Reikenis, Chair
   Peter Previte, Vice Chair
   Melody Creese, Chair Pro-Tem
   John "Jack" Doughney
   Jim Norton
   Greg Pettibon
   Peter Louis Spatara

   Others Present:
   Rose Futch, Alternate Member
   Mary Savage-Dunham, Director, Planning and Zoning
   Russell Ward, Deputy City Attorney
   Traci Mehl, Deputy City Clerk

3. Determination of a Quorum

   Chair Reikenis determined there was a quorum.

4. Pledge of Allegiance

Chair Reikenis led the assembly in the Pledge of Allegiance.

At this time, the Deputy City Clerk administered the Oath of Office to Alternate Board Member Rose Futch.

5. Approval of Minutes

5.a Approval of Minutes - November 28, 2023 Special Meeting & January 2, 2024 Meeting **2024-108**

Board Member Creese moved to approve the minutes of the November 28, 2023, Special Meeting and January 2, 2024, Regular Meeting, with the request to add Jim Norton to the members listed on the cover sheet. Board Member Spatara seconded the motion, which passed unanimously by voice vote.

6. Consent Agenda

There was no Consent Agenda to approve.

7. Public Hearings - Non Quasi-Judicial

There was nothing scheduled under this item.

8. Public Hearing - Quasi-Judicial

Deputy City Attorney Russell Ward explained the Quasi-Judicial rules and procedures for the items under Section 8 of the Agenda. The Deputy City Clerk swore in those individuals who intended to speak on the Quasi-Judicial items.

8.a P23-130 Chick-Fil-A @ SLW - Variance **2023-1021**

Location: 1611 NW St. Lucie West Boulevard.
Legal Description: Parcel I: Lot 1, St. Lucie West Plat No. 194, According to The Map or Plat Thereof, As Recorded in Plat Book 73, Pages 19 And 20, of The Public Records of St. Lucie County, Florida.
Parcel II: Together With Those Certain Non-Exclusive Easements Contained in That Certain Access Easement Agreement by And Between Bank of America, National Association and RG SLW, LLC, Recorded in Official Records Book 4136, Page 1291, of The Public Records of St. Lucie County, Florida.
This is a request to grant a variance of a reduction in the required parking spaces to allow for an addition of a second lane to the existing queuing drive-through lane.

Chair Reikenis indicated this item was withdrawn from the Agenda.

8.b P23-176 - Ekonomy Self Storage, Inc. - Variance **2024-112**

Location: 1915 SW Hayworth Avenue
Legal Description: Port St Lucie Section 31, Block 1705, Lot 14
This is a request to grant a variance for a reduction in minimum

frontage to allow an 80 -foot wide road frontage.

Chair Reikenis stated this item was requested to be tabled by the applicant.

There being no discussion, Vice Chair Previte moved to table Item 8.b, P23-176 - Ekonomy Self Storage, Inc. - Variance, to the Planning and Zoning Board Meeting of March 5, 2024. Board Member Spatara seconded the motion, which passed unanimously by voice vote.

8.c P23-196 Bush, Kevin D. & Nicole M. - Variance **2023-1150**

Location: South of SW Gatlin Boulevard, on the west side of SW Casella Street.

Legal Description: Port St Lucie Section 31, Block 1706, Lot 15.

This is a request for a variance of 10.27 feet to allow a 14.73-foot setback from the rear property line for an existing multi-story building.

Chair Reikenis stated this item was requested to be tabled to a date uncertain.

There being no discussion, Vice Chair Previte moved to table Item 8.c, P23-196 Bush, Kevin D. & Nicole M. - Variance, to a date uncertain. Board Member Creese seconded the motion, which passed unanimously by voice vote.

8.d P24-004 St. Lucie Lands - Florida Coastal Surgical Hospital - Landscape Modification **2024-111**

Location: The south side of the intersection of SE Becker Road and SE Veranda Place, in the SE quadrant of the Florida Turnpike-Becker Road interchange.

Legal Description: Veranda Plat No. 8, Tract 1

This is a request to provide landscaping in lieu of an architectural buffer wall on the south and southeastern sides of the site per Section 154.12 of the City of Port St. Lucie Code of Ordinances.

Chair Reikenis inquired if there were any ex parte communications, to which the members each indicated they had none to report.

Bethany Grubbs, Planning and Zoning, stated she has been sworn in and the official file has been transmitted to the City Clerk at least five days prior to this meeting. She presented a PowerPoint presentation on this application for a landscape modification, which is a request to forego the required six foot high masonry wall when institutional and commercial uses are abutting open space and residential tracts. Planner Grubbs noted this request was in association with the proposed Tenet Health Hospital and medical office building. She indicated the applicant is Dennis Murphy and the property owner is Florida Coast Medical and Surgical Center. Planner

Grubbs showed the location of the subject property, site plan, and landscape plan. She stated staff is proposing plantings at four feet in height.

Planner Grubbs responded to the Board's questions and comments regarding notifications being sent to the residents within 750 feet, plantings being maintained at six feet with one tree planted every 30 linear feet, and prior precedent. She indicated a future residential developer would be able to construct a six foot wall and that conditions could be added to the landscape modification by the Board.

Dennis Murphy, Culpepper & Terpening, stated he was sworn in and representing the Community of Caring Hospital group seeking the landscape variance. He indicated the request is for relief from putting in a solid wall along their south and east property lines and planting enhanced landscaping in its place. Mr. Murphy explained this project is part of the larger St. Lucie land PUD or Veranda Falls, which is a very visual and high quality community, and discussed the proposed interconnectivity. He addressed Mr. Norton's question regarding the berm near the canal and stated it would be removed or modified. Mr. Murphy also discussed the proposed hospital, medical office buildings, and helipad.

Chair Reikenis opened Pubic to be Heard. There being no comments, he closed Public to be Heard.

There being no further discussion, Board Member Doughney moved to approve Item 8.d, P24-004 St. Lucie Lands - Florida Coastal Surgical Hospital, as presented. Board Member Norton seconded the motion, which passed unanimously by roll call vote.

9. New Business

9.a Review of Sunshine Law **2024-096**

The Legal Department will discuss Sunshine Law Provisions

Carly Fabien, Deputy City Attorney, provided a PowerPoint presentation on the Sunshine Law, Public Records, and Robert's Rules of Order. She presented a brief overview of a public meeting, noticing a meeting, minutes, and failure to comply. She also discussed quasi-judicial matters and how they relate to the Sunshine Law as well as ex parte communications.

Deputy City Attorney Fabien reviewed Public Records and discussed types of materials, official city business, content and intent, who must comply, public records requests, confidential versus exempt, failure to comply, etc. In addition, Deputy City Attorney Fabien discussed Robert's Rules of

Order, role of the Chair, debate decorum, meeting motions, and meeting quorum.

Board Member Norton requested that the Chair vote last, in case there is a tie. Deputy City Attorney Ward explained the Chair's vote is no different than any other member, and there is no legal requirement for the Chair to vote in a particular order or for the Board to utilize the vote rotation. Deputy City Attorney Fabien spoke to using the yea/nay or voice vote versus the roll call vote. Chair Reikenis confirmed the members must vote, unless abstaining from an item on the agenda. Deputy City Attorney Ward indicated the voting conflict statute states it must be based on a current relationship in order to be a conflict, in response to a question from the Board regarding a prior employer. Deputy City Attorney Fabien stated she would like to discuss the suggestion of the Chair voting last with the City Clerk.

Vice Chair Previte stated he believed it was up to the Chair whether to utilize the voice vote or roll call vote, and his preference is for the Chair to use the roll call vote when there is not a unanimous voice vote. Deputy City Attorney Fabien indicated she supported the roll call vote, as it ensures everyone has voted.

Vice Chair Previte inquired if the member should state the reason for their conflict. Deputy City Attorney Ward stated the member should state the reason and complete Form 8-B. Deputy City Attorney Fabien encouraged the members to contact the Legal Department with any questions regarding conflicts or any other matters.

Deputy City Attorney Fabien stated the members must be present for a quorum. She explained each Board can determine whether they will allow members to attend via Zoom, but they will not be counted towards the quorum. Mary Savage-Dunham, Director, Planning and Zoning, noted that for this Board, four members are required for a quorum, four votes are required for regular items, and five votes are required for variances. The Board and staff discussed voting via Zoom and the use of alternates. Chair Reikenis determined that as a policy for this Board, the members are expected to physically attend the meetings and provide ample notice if they are unable to attend. He stated Zoom would be limited to emergency situations only.

Deputy City Attorneys Fabien and Ward as well as Ms. Savage-Dunham, responded to additional questions and comments from the Board regarding the Sunshine Law, ex parte communications for quasi-judicial hearings, invites to social events, conflict of interest, personal email,

meeting notes, etc.

Deputy City Attorney Fabien stated she and Deputy City Attorney Ward would follow-up and respond to the questions pertaining to conflict of interest and alternate members, process for public records requests via Board members, voice vote versus roll call vote, former spouses and conflict of interest, Chair voting last, and voting via Zoom.

9.b Selection of Site Plan Review Committee Member **2024-109**

Ms. Savage-Dunham indicated that one member of the Planning and Zoning Board is appointed to serve on the Site Plan Review Committee as a voting member and suggested selecting another member to serve as a backup.

Board Member Creese volunteered to serve as the Planning and Zoning Board representative on the Site Plan Review Committee. Board Member Doughney offered to serve as a backup to Ms. Creese.

Board Member Norton moved to approve the selection of Melody Creese as the Site Plan Review Committee member and John Doughney as the alternate. Vice Chair Previte seconded the motion, which passed unanimously by roll call vote.

10. Old Business

Chair Reikenis inquired if the members have started using their City email accounts. Ms. Savage-Dunham indicated the City emails have been setup and the IT Department is available if anyone needs assistance.

11. Public to be Heard

Chair Reikenis opened Public to be Heard. There being no comments, he closed Public to be Heard.

At this time, Vice Chair Previte spoke to the Citizen Summit and urged the citizens to attend City meetings and events to make their concerns and desires known.

12. Adjourn

There being no further business, the meeting adjourned at 7:50 PM.

_____ _____

Eric Reikenis, Chair Traci Mehl, Deputy City Clerk

Agenda Summary

2024-206

Agenda Date: 3/5/2024 **Agenda Item No.:** 6.a

Placement: Consent Agenda

Action Requested: Motion / Vote

P23-004 Arcadia at Veranda Falls - Special Provision Parking Request

Location: The property is generally located on the south side of Becker Road and east of the Florida's Turnpike, within the St. Lucie Lands Planned Unit Development (PUD).
Legal Description: Tract 2, Veranda Plat No. 8
The request is to allow a portion of the project's required parking spaces be set aside as 'reserved parking' as opposed to having it constructed with the initial development of the project.

Submitted By: Bethany Grubbs, Planner III

Executive Summary: This is a request for approval of a Special Provision for parking per Section 158.221(F) of the Zoning Code. The request is to allow a portion of the project's required parking to be set aside as 'reserved parking' as opposed to having it constructed with the initial development of the project. If it is deemed necessary in the future the project owner can be required to construct it through an action of the Planning and Zoning Board.

Presentation Information: N/A

Staff Recommendation: Move that the Board approve the special parking provision request with the following condition: Approval of a site plan amendment shall be conditioned upon the property owner providing all required parking spaces within one hundred twenty (120) days after they are deemed to be necessary by the Planning and Zoning Board.

Alternate Recommendations:

1. Move that the Board amend the recommendation and approve the special provision parking request.
2. Move that the Board not approve the request and provide staff direction.

Background: On November 27, 2023, the City Council approved a Major Site Plan for a multi-family residential development to be known as Arcadia at Veranda Falls. The project proposes a 252-unit apartment complex in a series of four (4), four-story buildings. Unit sizes range from one-bedroom to three-bedroom units. Recreation and amenity areas include a 2,800 sq. ft. clubhouse, 1,380 sq. ft. fitness center, community swimming pool, dog park, and community green. Accessory use areas include an administrative office, maintenance building, a mail kiosk, and a bus stop.

Issues/Analysis: See the attached staff report.

Special Consideration: If approved, the applicant will submit a site plan amendment.

Location of Project: The subject property is generally located on the south side of Becker Road and east of the Florida's Turnpike, within the St. Lucie Lands Planned Unit Development (PUD).

Attachments:

1. Staff Report
2. Special Provision Parking Request
3. Proposed Reduced Parking Plan
4. Approved Site Plan

Arcadia at Veranda Falls
Off-Street Parking – Special Provision Request
P23-004



Project Location Map

SUMMARY

Applicant's Request:	This is an application to allow an alternative parking plan for the Arcadia at Veranda Falls apartment complex containing 252-units in four (4), four-story buildings.
Applicant/Agent:	Dennis Murphy, Culpepper & Terpening, Inc.
Owner:	VF III, LLC
Location:	The property is generally located on the south side of Becker Road and east of the Florida's Turnpike.
Project Planner:	Bethany Grubbs, Planner III

Location and Site Information

Parcel Numbers	4434-704-0002-000-0
Property Size:	12.4 acres
Legal Description:	Tract 2, Veranda Plat No. 8
Future Land Use:	RGC (Residential Golf Course)
Zoning:	PUD (Planned Unit Development)
Existing Use:	Vacant

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	ROI, CG	PUD	Vacant (Approved Hospital and Surgical Center)
South	RGC	OSC	C-23 Canal, Single-Family Residences (Martin County)
East	RGC	PUD	Veranda Landings Townhomes
West	RGC	PUD	Vacant (Approved Hospital and Surgical Center)

CG/ROI: General Commercial/ Residential Office Institutional, RGC: Residential Golf Course, PUD: Planned Unit Development, CG: General Commercial, OSC: Open Space Conservation

Project Description

On behalf of the applicant, VF III, LLC, Culpepper & Terpening, Inc., acting as agent, has submitted a request for a Special Provision regarding parking as per the provisions of Section 158.221(F) of the Zoning Code. The request is to allow a portion of the project's required parking spaces be set aside as 'reserved parking' as opposed to having it constructed as part of the initial construction.

The Major Site Plan known as Arcadia at Veranda Falls was approved by the City Council on November 27, 2023. The project entails the development of the 12.4-acre property as a multi-family residential development to be known as Arcadia at Veranda Falls. The project proposes a 252-unit apartment complex in a series of four (4), four-story buildings. Unit sizes range from one-bedroom to three-bedroom units. Recreation and amenity areas include a 2,800 sq. ft. clubhouse, 1,380 sq. ft. fitness center, community swimming pool, dog park, and community green. Accessory use areas include an administrative office, maintenance building, a mail kiosk, and a bus stop.

The subject property is generally located on the south side of Becker Road and east of the Florida's Turnpike, within the St. Lucie Lands Planned Unit Development (PUD). The site's future land use designation is Residential Golf Course (RGC).

Zoning Code Requirements

The Planning and Zoning Board may, but need not, permit any development to have fewer parking spaces than required, if it finds that:

1. The developer has demonstrated, by clear and convincing evidence, that the required number of parking spaces will not be reasonably necessary for the proposed use in the foreseeable future.

2. The proposed development includes sufficient open space reserved for all the required parking spaces to be later provided, if deemed necessary by the Planning and Zoning Board, in conformance with all requirements and limitations of this Code; and

3. The site plan amendment approval shall be conditioned upon the property owner providing all required parking spaces within one hundred twenty (120) days after they are deemed to be necessary by the Planning and Zoning Board.

Analysis

The purpose of the request is to plan for enhanced community amenities and use areas. The reserved parking area of 19 spaces is proposed within the community's proposed community green.

The following table summarizes the required and reserved parking requests.

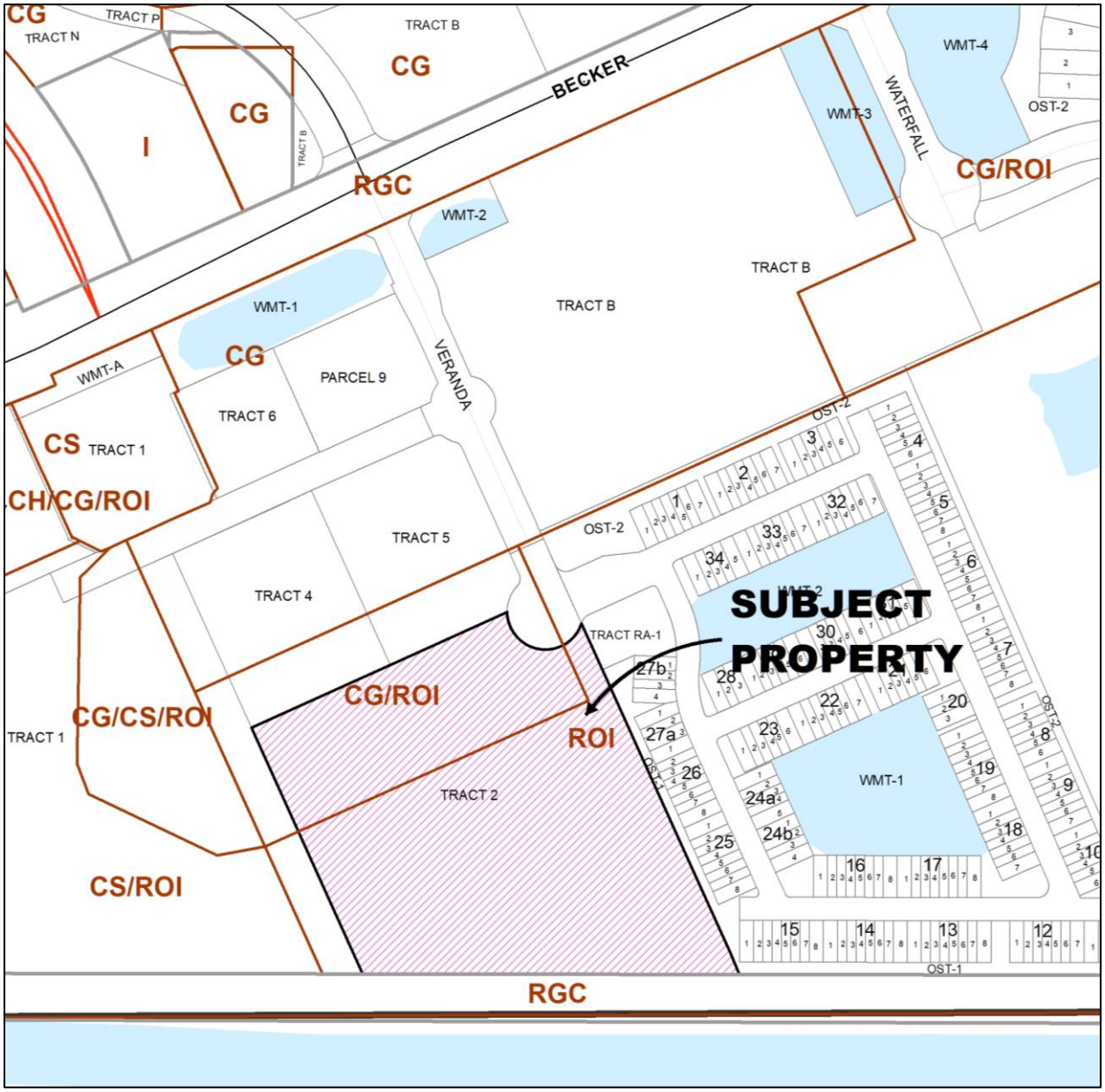
Unit Type	PUD Parking Requirement rate/unit	units	rqd pkg		
studio & 1 bdrm	1.6	103	165		
2 and 3 bdrm	1.8	149	268		
guest	0.2	252	50		
		provided (base)		483	paved
		alternative pkg layout		464	paved
				19	reserved
				483	total

The proposed development requires 483 parking spaces per the minimum requirements of the code. Based on the unit count, of the 483 spaces, 50 are required to be guest spaces.

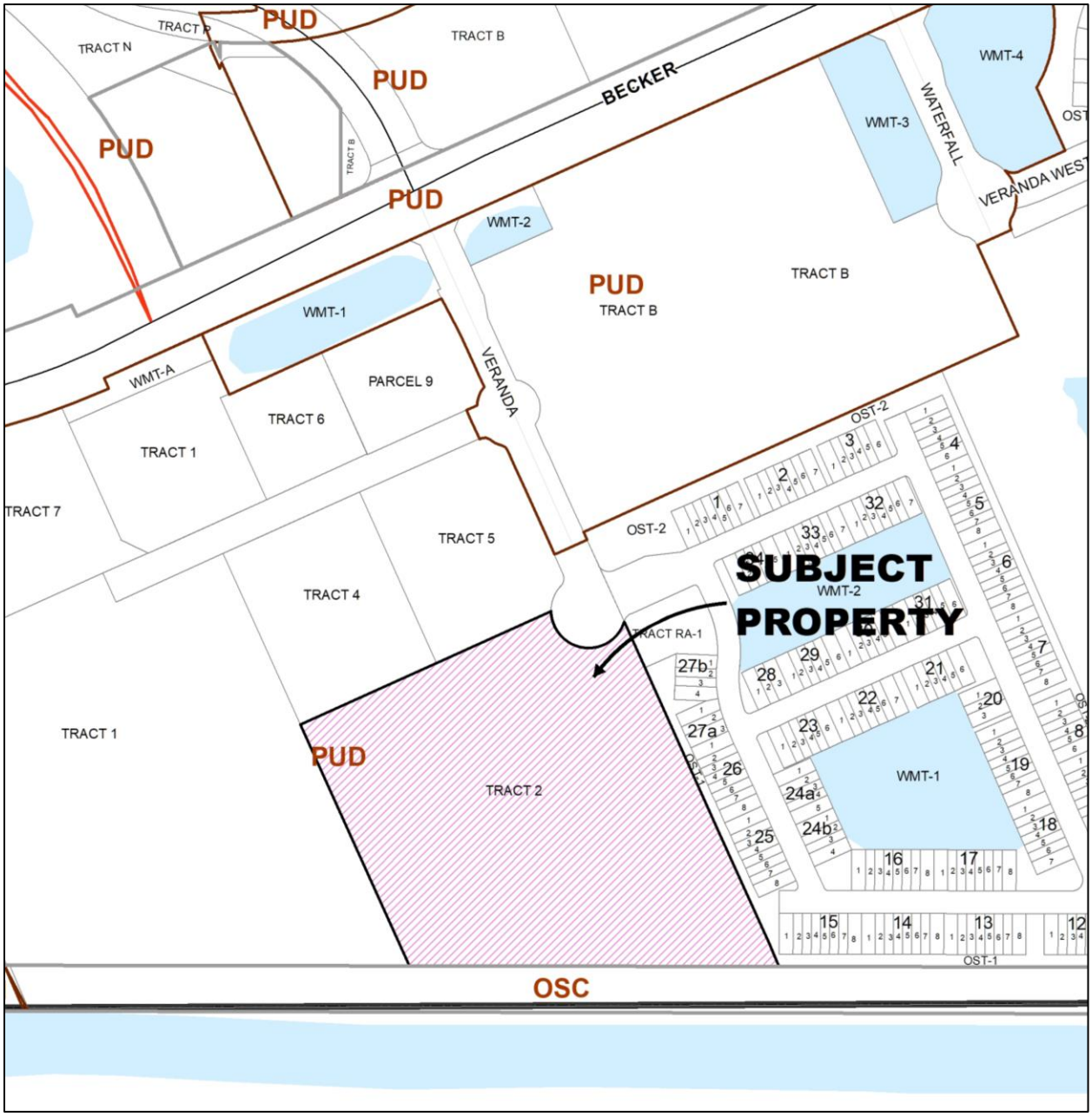
The applicant has indicated that 464 paved parking spaces shall be enough parking to satisfy the needs of the community. An alternative parking plan has been submitted to demonstrate how an additional 19 parking spaces can be reconfigured for guest parking by removing the community green amenity and reconfiguring the dog park if the parking needs to be provided in the future.

The applicant has indicated that he developer has constructed similar projects around the nation. Based on observations from other like market conditions, the developer believes that the reduction of 19 spaces will not be reasonably necessary for the proposed development in the foreseeable future. The proposed development includes sufficient common open space onsite reserved on site to construct the 19 additional required guest parking spaces, if deemed necessary by the Planning and Zoning Board, in conformance with all requirements and limitations of this Code. It is important to note that the removal and reconfiguration of the common open space will not create a deficiency in the required open space for the site.

Furthermore, the applicant previously requested to reduce the parking ratios within the PUD regulation book and deviate from the direct standards of the zoning code. Staff did not support a change in the PUD regulation book as the code has a built-in mechanism to request reserved parking. This allows a site-by-site review versus a broad application.



Future Land Use Map


PUD
TRACT N
TRACT P
TRACT B
PUD
BECKER
PUD
TRACT B
WMT-4
WMT-3
WATERFALL
VERANDA WEST
PUD
WMT-2
PUD
TRACT B
TRACT B
WMT-1
WMT-A
PARCEL 9
VERANDA
TRACT 6
TRACT 1
TRACT 7
TRACT 5
OST-2
OST-2
SUBJECT
PROPERTY
WMT-2
TRACT 4
TRACT RA-1
TRACT 1
PUD
TRACT 2
WMT-1
OSC
OST-1

Zoning Map

STAFF RECOMMENDATION

The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the City's Comprehensive Plan, and recommends approval with the following condition of approval:

1. Approval of a site plan amendment shall be conditioned upon the property owner providing all required parking spaces within one hundred twenty (120) days after they are deemed to be necessary by the Planning and Zoning Board.

CULPEPPER & TERPENING INC
CONSULTING ENGINEERS | LAND SURVEYORS

CT Project Number: 22-139.001
Writers Email: dmurphy@ct-eng.com

January 12, 2024

Ms. Bethany Grubbs, Planner III
City of Port St. Lucie Planning and Zoning Department
121 S.W. Port St. Lucie Blvd., Building B
Port St. Lucie, Fl 34984-5099

Subject: Arcadia Apartment Homes at Veranda Falls (P23-004) / Alternative Parking

Dear Ms. Grubbs:

Attached is our application for the implementation of an alternative parking plan for the Arcadia Apartment community at Veranda Falls. As part of our initial site planning activities, it was proposed that a portion of the projects required parking be set aside as 'reserved parking' as opposed to having it constructed in our initial work efforts. During the final stages of the site plan review process for this project, we were advised that the alternative parking plan proposed for this site needed to be processed in accord with the provisions of Section 158.221(F) of the City Zoning Code as opposed to the base site plan action. . It should be noted that the project site was not required to be presented to the Planning Commission for review or action. This project was only required to be presented to the City Council.

Specifically, what we were seeking to achieve through this post approval action is to provide for enhanced community use areas (open space) on this site consistent with the intent of the broader development goals and objectives of the Veranda Falls community (St. Lucie Lands PUD). Alternate site designs were considered but due to parcel shape and stormwater design limitations, we were prevented from making significant site modifications that would have permitted the layout we are proposing.

Attached are two general site plan sheets for the arcadia apartment community project. Sheet 3 of 5 is that which was approved as part of the final site plan for this project. Sheet 4 of 5 depicts the reserved parking plan for this project that permits the development of our community green area. The following table summarizes this reserved parking request.

Unit Type	PUD Parking Requirement rate/unit	units	rqd pkg		
studio & 1 bdrm	1.6	103	165		
2 and 3 bdrm	1.8	149	268		
guest	0.2	252	50		
		provided (base)		483	paved
		alternative pkg layout		464	paved
				19	reserved
				483	total

Please let me know if there are any questions in regard to this submission.

Sincerely

Dennis J. Murphy
Principal Planner

TRACT 4

TRACT R-2

VERANDA PLACE

TRACT 3-A

GRAPHIC SCALE
40 0 20 40
(IN FEET)
1 inch = 40 ft.

COMMUNITY GREEN

BUILDING 2
4-STORY
FFE: 16.86 FT
FOOTPRINT: 13953 SQ FT

BUILDING 1
4-STORY
FFE: 16.84 FT
FOOTPRINT: 40038 SQ FT

BUILDING 3
4-STORY
FFE: 16.84 FT
FOOTPRINT: 14626 SQ FT

BUILDING 4
4-STORY
FFE: 16.84 FT
FOOTPRINT: 14626 SQ FT

DOG PARK

WET RETENTION POND
TOB AREA: 2.33 AC
WATER SURFACE AREA: 1.52 AC
WSWT: 9.50 NAVD
TOB EL: 14.0 NAVD
TOE EL: 1.5 NAVD
C.E.: 10.32 NAVD

Project No.: P23-004
PSLUD: 11-824-13D

F:\V-2023\22-139.001 - veranda falls apartments\site plan - base working\22-139.001_site plan - base plan for arcadia_231110v2_transmittal.dwg Plotted: 11/20/2023 9:24 AM By: DENNIS MURPHY

COMPUTER FILE REF.	FIELD BK./PG.

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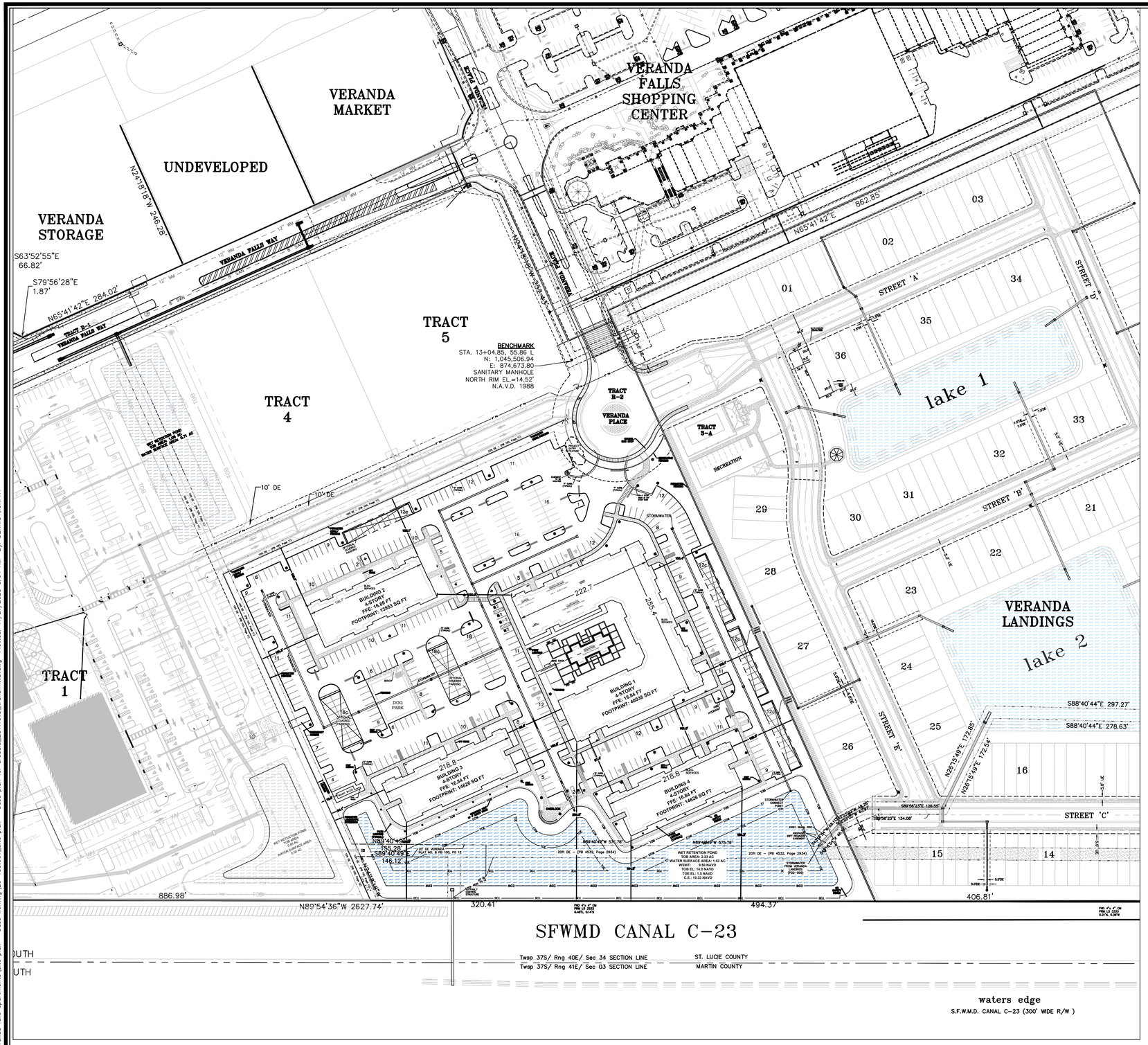
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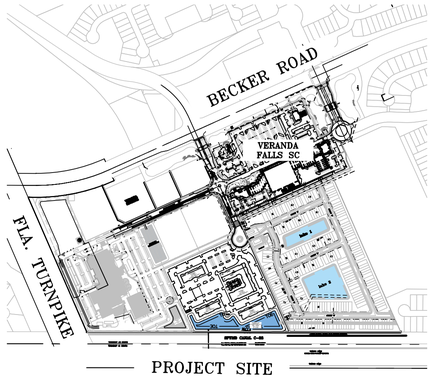
ARCADIA @ VERANDA FALLS

UTILITY SITE PLAN

DATE: 23.08.20
HORIZ. SCALE: 1:40
VERT. SCALE: N/A
JOB No. 22–139
SHEET 4 of 5







LOCATION MAP
(NTS)

APPROVED BY CITY OF PORT ST. LUCIE CITY COUNCIL
CONDITIONS: YES ☑ NO ☐
DATE: 11/27/2023

Conditions of Approval:
1.Prior to the issuance of any development permits, the applicant shall submit a Traffic Impact Analysis that demonstrates compliance with the Veranda Developers Agreement.
2.Prior to the issuance of any development permits, the applicant shall submit a letter certifying the projects meets school concurrency from the St. Lucie County School District.
3.Within ninety (90) days of the issuance of the first building permit the applicant must elect one of four methods to meet the requirement for providing public art.

COMPUTER FILE REF.	FIELD BK./PG.

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	BY	DATE
DESIGNED	##	##
CALCS.	##	##
DRAWN	DJM	10-02-23
DETAILED	##	##
CHECKED	##	##
APPROVED	##	##

ARCADIA @ VERANDA FALLS

AREA SITE PLAN

DATE: 23-10-02
HORIZ. SCALE: 1:80
VERT. SCALE: #####
JOB No. 20-139.001
SHEET 1 of 5

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VERANDA MARKET

UNDEVELOPED

VERANDA STORAGE

VERANDA FALLS SHOPPING CENTER

VERANDA FALLS WAY

TRACT R-1

TRACT 5

TRACT 4

TRACT 1

TRACT R-2

VERANDA PLACE

TRACT 3-A

RECREATION

STATE ROAD 9

BENCHMARK
STA. 13+04.85, 55.86' L
N: 1,045,506.94
E: 874,673.80
SANITARY MANHOLE
NORTH RIM EL.=14.52'
N.A.V.D. 1988

BUILDING 1
4-STORY
FFE: 16.84 FT
FOOTPRINT: 46638 SQ FT

BUILDING 2
4-STORY
FFE: 16.84 FT
FOOTPRINT: 13965 SQ FT

BUILDING 3
4-STORY
FFE: 16.84 FT
FOOTPRINT: 14626 SQ FT

BUILDING 4
4-STORY
FFE: 16.84 FT
FOOTPRINT: 14626 SQ FT

DOG PARK

WET RETENTION POND
TOP AREA: 2.33 AC
WATER SURFACE AREA: 1.62 AC
WET RETENTION POND
TOE EL.: 14.5 NAVD
TOE EL.: 1.5 NAVD
C.E.: 10.33 NAVD

STORMWATER

STREET 'A'

STREET 'B'

STREET 'C'

STREET 'D'

STREET 'E'

lake 1

lake 2

VERANDA LANDINGS

01 02 03 04 05 06 07 08 09 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36

10' DE

S88°40'44"E 297.27'

S88°40'44"E 278.63'

N26°15'49"E 172.85'

N26°15'49"E 172.54'

S89°56'23"E 128.55'

N89°56'23"E 134.06'

N89°40'44"W 575.76'

N89°40'44"W 575.76'

N00°40'44"W

S89°40'49"E 146.12'

155.28'

886.98'

320.41'

494.37'

406.81'

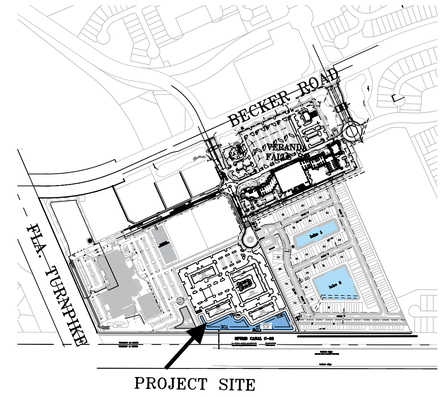
SFWMD CANAL C-23

Twsp 37S/ Rng 40E/ Sec 34 SECTION LINE
Twsp 37S/ Rng 41E/ Sec 03 SECTION LINE

ST. LUCIE COUNTY
MARTIN COUNTY

waters edge
S.F.W.M.D. CANAL C-23 (300' WIDE R/W)

GRAPHIC SCALE
80 0 40 80
(IN FEET)
1 inch = 80 ft.



LOCATION MAP
(NTS)

F:\v4\2022\22-139.001 - veranda falls apartments\site plan - base working\20-139.001_site plan - base plan for arcadia_231110v3_transmittal.dwg Plotted: 11/21/2023 8:13 AM By: DENNIS MURPHY

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CALCS.	##	##
DRAWN	DJM	10-02-23
DETAILED	##	##
CHECKED	##	##
APPROVED	##	##

ARCADIA @ VERANDA FALLS

SITE AERIAL

DATE: 23-10-02
HORIZ. SCALE: 1:80
VERT. SCALE: #####
JOB No. **20-139.001**
SHEET **2 of 5**

TRACT 4

GRAPHIC SCALE
40 0 20 40
(IN FEET)
1 inch = 40 ft.

TRACT R-2
VERANDA PLACE
TRACT 3-A
RECREATION
lake
SCHOOL BUS STOP
DECORATIVE FENCING
PROJECT ENTRY FEATURE
EASEMENT TO BE VACATED
R1-1 STOP SIGN & 24" STOP BAR
PERIMETER FENCING
PERIMETER BERM/FENCING
OFFSITE STORM PIPE (BY OTHERS)
OFFSITE 12" WM (BY OTHERS)
OFFSITE SANITARY MANHOLE (BY OTHERS)
OFFSITE DRIVEWAY
10ft DE - (PB 100, Page 11)
10' DE
5.0' UE
15.0' DE
5.00' DE
STORMWATER
OPTIONAL COVERED PARKING
BUILDING 1
4-STORY
FFE: 16.84 FT
FOOTPRINT: 40038 SQ FT
BUILDING 2
4-STORY
FFE: 16.86 FT
FOOTPRINT: 13953 SQ FT
BUILDING 3
4-STORY
FFE: 16.84 FT
FOOTPRINT: 14626 SQ FT
BUILDING 4
4-STORY
FFE: 16.84 FT
FOOTPRINT: 14626 SQ FT
BLDG. SERVICES
ADMIN OFFICE
FITNESS
CLUBHOUSE
MAIN POOL
DOG PARK
BENCH
FENCING
BIKE RACK
POST LIGHTING
EMERGENCY ACCESS
MAINT. BLDG
DOG WASH
OVERLOOK
CONSTRUCT 1300' OF 4' SAFETY FENCE
4ft SAFETY FENCE
PATH LIGHTING (TYPICAL)
PERIMETER LANDSCAPE SCREENING
FIRE HYDRANT
STORMWATER CONNECT POINT
EXIST. DRAIN. PIPE
PROPOSED 20FT DRAINAGE EASEMENT
STORMWATER FROM VERANDA LANDINGS (P22-000)
OUTFALL/ CONTROL STRUCTURE
20' DE VERENDA PLAT NO. 8 PB 100, PG 12
20ft DE - (PB 4532, Page 2934)
WET RETENTION POND
TOB AREA: 2.33 AC
WATER SURFACE AREA: 1.52 AC
WSWT: 9.50 NAVD
TOB EL: 14.0 NAVD
TOE EL: 1.5 NAVD
C.E.: 10.32 NAVD
STREET 'E'
29
30
31
28
27
24
23
25
26
15
N89°40'49"W 126.5'
155.28'
S89°40'49"E
146.12'
N89°40'49"W 575.78'
N26°15'58"E 177.
S89°56'23"E 126.55'
S89°56'23"E 134.08'
886.98'
320.41'
404.37'
Project No.: P23-004
PSLUD: 11-824-13D

F:\x-2022\22-139.001 — veranda falls apartments\site plan — base working\20-139.001_site plan — base plan for arcadis_231110x3_transmittal.dwg Plotted: 11/21/2023 8:18 AM By: DENNIS MURPHY

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	BY	DATE
DESIGNED	##	##
CALCS.	##	##
DRAWN	##	##
DETAILED	##	##
CHECKED	##	##
APPROVED	##	##

ARCADIA @ VERANDA FALLS

SITE PLAN

DATE: 23.08.20	
HORIZ. SCALE: 1:40	
VERT. SCALE: N/A	
JOB No.	22–139
SHEET	3 of 5

TRACT 4

TRACT R-2

VERANDA PLACE

TRACT 3-A

GRAPHIC SCALE
40 0 20 40
(IN FEET)
1 inch = 40 ft

BUILDING 2
4-STORY
FFE: 16.86 FT
FOOTPRINT: 13953 SQ FT

BUILDING 1
4-STORY
FFE: 16.84 FT
FOOTPRINT: 40038 SQ FT

BUILDING 3
4-STORY
FFE: 16.84 FT
FOOTPRINT: 14626 SQ FT

BUILDING 4
4-STORY
FFE: 16.84 FT
FOOTPRINT: 14626 SQ FT

WET RETENTION POND
TOB AREA: 2.33 AC
WATER SURFACE AREA: 1.52 AC
WSWT: 9.50 NAVD
TOB EL: 14.0 NAVD
TOE EL: 1.5 NAVD
C.E.: 10.32 NAVD

CLUBHOUSE
2,800 SQ FT (1st floor)
FFE = 16.84ft (min)

FITNESS
1,200 SQ FT (1st floor)
FFE = 16.84ft (min)

ADMIN. OFFICE
1,760 SQ FT (1st floor)
FFE = 16.84ft (min)

MAIN POOL EQUIPMENT (see detail plan)

DOG PARK

BENCH

DOG WASH

MAINT. BLDG.

BIKE RACK

FIRE HYDRANT

POST LIGHTING

EMERGENCY ACCESS

OVERLOOK

PROJECT ENTRY FEATURE

SCHOOL BUS STOP

DECORATIVE FENCING

PERIMETER BERM / FENCING

PERIMETER LANDSCAPE SCREENING

OPTIONAL COVERED PARKING

STORMWATER

BLDG. SERVICES

WATER SERVICE

FIRE SVC

MASTER METERS (SEE DOMESTIC PLAN)

PROPOSED 20FT UTILITY EASEMENT (SEE DOMESTIC PLAN)

PROPOSED 20FT UTILITY EASEMENT

EASEMENT TO BE VACATED

R1-1 STOP SIGN & 24" STOP BAR

R1-1 Stop Sign w/ 24" Wide Stop Bar (typical)

R1-1 Stop Sign w/24" Stop Bar (typical)

CONSTRUCT 1300' OF 4' SAFETY FENCE

4ft SAFETY FENCE

PATH LIGHTING (TYPICAL)

OUTFALL / CONTROL STRUCTURE

STORMWATER CONNECT POINT

EXIST. DRAIN. PIPE

PROPOSED 20FT DRAINAGE EASEMENT

STORMWATER FROM VERANDA LANDINGS (P22-000)

SECONDARY WATER SERVICE CONNECTION

OFFSITE STORM PIPE (BY OTHERS)

OFFSITE 12" WM (BY OTHERS)

OFFSITE SANITARY MANHOLE (BY OTHERS)

OFFSITE DRIVEWAY

10ft DE - (PB 100, Page 11)

20ft DE - (PB 4532, Page 2934)

20' DE VERENDA PLAT NO. 8 PB 100, PG 12

STREET 'E'

lake

N89°40'49"W 126.5'
155.28'
S89°40'49"E
146.12'
N89°40'49"W 575.78'
N89°54'36"W 2627.74'
886.98'
320.41'
404.37'
N26°15'49"E, 172.
S89°56'23"E 126.55'
S89°56'23"E 134.08'
S62°37'07"E 45.09'
S89°37'07"E 40.97'

Project No.: P23-004
PSLUD: 11-824-13D

COMPUTER FILE REF.	FIELD BK./PG.

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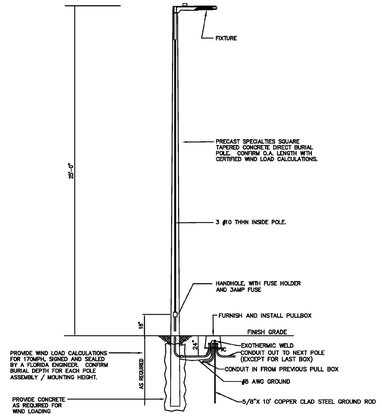
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ARCADIA @ VERANDA FALLS

UTILITY SITE PLAN

DATE: 23.08.20
HORIZ. SCALE: 1:40
VERT. SCALE: N/A
JOB No. 22–139
SHEET 4 of 5

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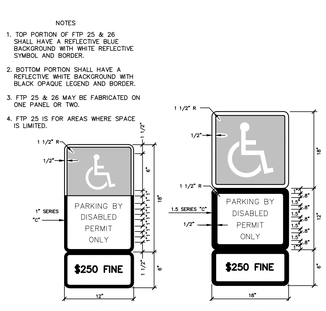


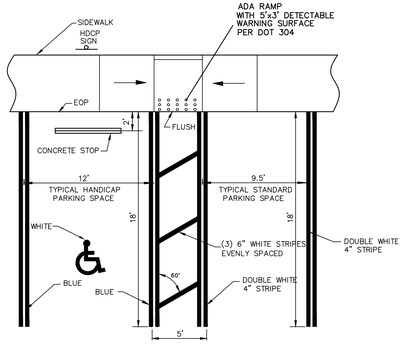
LIGHT POLE DETAIL
N.T.S.

TYPICAL LIGHT POLE DETAIL
NOT TO SCALE

SITE LIGHTING DETAIL

NOTES
1. TOP PORTION OF FTP 25 & 26 SHALL HAVE A REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER.
2. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
3. FTP 25 & 26 MAY BE FABRICATED ON ONE PANEL OR TWO.
4. FTP 25 IS FOR AREAS WHERE SPACE IS LIMITED.





HANDICAP & STANDARD PARKING DETAIL
NOT TO SCALE

SITE DATA TABLE

Owner:
VF II, LLC
515 No. Flagler Drive, Ste 1500
West Palm Beach, Fla. 33401

Phone:
Fax:
Email:

Applicant/Developer:
Third Lake Development, LLC
1600 E 8th Ave., A132-C
Tampa, Fl., 33605

Phone:
Fax:
Email:

Owners Representatives:
Culpepper & Terpening, Inc.
2980 South 25th. Street
Fort Pierce, FL 34981

Phone: (772) 464-3537
Fax: (772) 464-9497
Email: www.ct-eng.com

Engineer / Surveyor:
Culpepper & Terpening, Inc.
2980 South 25th. Street
Fort Pierce, FL 34981

Phone: (772) 464-3537
Fax: (772) 464-9497
Email: www.ct-eng.com

1.) Project Name:
ARCADIA @ VERANDA FALLS

2.) Location:
TRACT 2, VERANDA PLAT 8 (A PART OF THE ST. LUCIE LAND/ VERANDA FALLS PUD)

3.) Project Description:
252-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT

4.) Legal Description
TRACT 2, VERANDA PLAT NO. 8 (PB 100-11) (12.396 AC -539,970 SF)

5.) Sec/Town/Range:
Sections 34/ Range 37S/ Township 40E

6.) Map ID:
44/34s

7.) Parcel ID Numbers:
4434-704-0002-000-0

8.) Zoning:
PUD

9.) Future Land Use
RGC

10.) Gross Site Area:
12.40 ACRES
539,970 SQ. FEET

11.) Site Density:

		Max. Units (per PUD Zoning Class.):	
Proposed # of Units	252	Residential	581 units
Maximum Density (Unit/ ac):	N/A	Commercial	- units
Net Site Density (Unit/ ac):	20	Max Density	581

NET SITE DENSITY IS BASED ON THE GROSS LAND AREA OF THE DEVELOPMENT TRACT AND THE TOTAL NUMBER OF PERMITTED UNITS UNDER THE MASTER PUD FOR THE ST. LUCIE LAND PUD.

12.) Building Data:
BASE BUILDING DATA TO BE CONSISTENT WITH THE 'LOT TYPE 'O" OF/FOR THE ST. LUCIE LAND PUD (LAST REVISED 23.10.09 ((P22-236)(ORD 23-064)).

SETBACK LINE	MIN. SETBACK REQ'D PER PUD	SETBACK PROVIDED
front	15'	see site plan for specific dims
rear	20'	see site plan for specific dims
side	20' Bwtn Bldgs	see site plan for specific dims
side cnr	20' from Street ROW	see site plan for specific dims

13.) Building Hgt.:
Maximum Bldg. Hgt. 48 feet

14.) Development Schedule:
Start Spring 2024
Complete Summer 2025

15.) Flood Zone:
THE PROJECT SITE IS LOCATED IN FLOOD ZONE X, ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP - PANEL 12111-C0402 K (02/19/20)

16.) Utility Service:

Water Service:	PSL Utility	**Electric Service:**	FPL
Sewage Service:	PSL Utility	**Cable Service:**	t/b/d
Re-Use Water:	n/a		

17.) Fire Services:
ALL BUILDINGS ARE SPRINKLERED. FIRE HYDRANTS ARE PROVIDED IN ACCORD WITH SLC FIRE DISTRICT STANDARDS, AS SHOWN ON PROJECT SITE PLAN.

18.) Site Coverage:

Impervious	SF	ACRE	% Site
Buildings	82,883	1.90	15.35%
Pavement	174,500	4.01	32.32%
Sidewalk	32,000	0.73	5.93%
Misc. Area	10,000	0.23	1.85%
Sub Total Impervious	299,383	6.87	55.44%

Pervious/ Open Space	SF	ACRE	% Site
Lakes/ Retention	68,500	1.57	12.69%
Open Space	172,087	3.95	31.87%
Sub-Total Pervious	240,587	5.52	44.56%
Total	539,970	12.40	100%

ALL NUMBERS ARE APPROXIMATE. REFER TO FINAL CONST. PLANS.

19.) Site Lighting:
SITE LIGHTING IS PROVIDED IN ACCORD WITH CITY CODES AND STANDARDS. NO SITE LIGHTING IS TO BE DIRECTED OFF-SITE.

20.) Refuse Collection:
OUTDOOR DUMPSTERS ARE NOT REQUIRED, PER ST. LUCIE LAND PUD. TRASH AND SOLID WASTE IS COLLECTED THROUGH AN INHOUSE COLLECTION SYSTEM, AND BROUGHT TO A DESIGNATED PICK UP POINT BY ON-SITE MAINTENANCE STAFF. PICK-UP IS BY APPROVED PORT ST. LUCIE WASTE HAULER. RECYCLING IS BY APPROVED PORT ST. LUCIE COLLECTOR.

21.) Open Space:
OPEN SPACE AREAS IN THE ARCADIA @ VERANDA FALLS DEVELOPMENT SITE TOTAL JUST UNDER 4 ACRES (30% (+/-) OF THE GROSS PROJECT SITE. OPEN SPACE AREAS INCLUDE PASSIVE USE SPACES THROUGHOUT THE COMMUNITY: WALKING PATHS, A DOG PARK, A COMMUNITY GREEN AND AN ACTIVE RESORT TYPE POOL THAT IS ASSOCIATED WITH THE PROJECTS COMMUNITY CENTER (PART OF BUILDING #1). RESORT USES ARE FOR ALL RESIDENTS AND AUTHORIZED GUESTS.

22.) Site Drainage:
THE STORMWATER MANAGEMENT SYSTEM FOR THE OVERALL PROJECT AREA (ST. LUCIE LANDS PUD), IS GOVERNED BY THE ST. LUCIE LAND PUD, SOUTH FLOREDA WATER MANAGEMENT DISTRICT PERMIT NO. 56-104604-P (AS MAY BE AMENDED). ALL PROJECT SITES WITHIN THE ST. LUCIE LANDS PROVIDE A MINIMUM DRY PRE-TREATMENT VOLUME OF 1/2 INCH OF RUNOFF PRIOR TO DISCHARGE INTO THE MASTER SURFACE WATER MANAGEMENT

23.) Parking Required (as per St. Lucie Land PUD) :
GARDEN STYLE FLATS, APARTMENTS OR CONDOMINIUMS (ITE CODE 221):
1.6 SPC PER DWELLING UNIT FOR STUDIO & ONE (1) BEDROOM.
1.8 SPC PER DWELLING UNIT WITH TWO (2) OR MORE BEDROOMS.

unit type	units	ratio/ unit	parking required	parking provided
studio & 1 bed	104	1.6	166	166
2 & 3 bedroom	148	1.8	266	266
			432	432
guest parking	252	0.2	50	50
total parking			482	482

Note: Reserved Parking is to be provided through the reconfiguration of the Community Green and Dog Park spaces, if it shown that there is deficit parking issue for Guest Parking in this

24.) Hazardous Waste Statement:
ANY AND ALL HAZARDOUS OR TOXIC MATERIALS GENERATED OR USED OR STORED ON SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS

25.) Wellfield Protection Statement:
THIS PROJECT IS NOT LOCATED IN A PUBLIC WATER SUPPLY WELLFIELD PROTECTION ZONE.

26.) Environmental Statement:
THE ARCADIA @ VERANDA FALLS DEVELOPMENT SITE IS A PART OF THE OVERALL ST. LUCIE LANDS PUD AND ALL BASE ENVIRONMENTAL REVIEW ITEMS WERE ADDRESSED AS PART OF THE PUD APPROVAL PROCESS FOR THE BROADER PROJECT SITE. ACCORDING TO THE ENVIRONMENTAL ASSESSMENT THAT WAS PERFORMED AT THAT TIME, THERE ARE NO ENVIRONMENTALLY SENSITIVE LANDS OR REGULATED WETLANDS ON THE SPECIFIC PROJECT SITE. AT THE TIME OF INITIAL PUD REVIEW, NO WILDLIFE FROM THE LIST OF STATE AND FEDERALLY PROTECTED SPECIES, RARE, THREATENED, ENDANGERED, OR SPECIES OF SPECIAL CONCERN WAS OBSERVED ON THE PROPERTY. NO PORTIONS OF THE PROPERTY APPEAR TO BE ENVIRONMENTALLY SENSITIVE. PRIOR TO THE COMMENCEMENT OF SITE DEVELOPMENT ACTIVITIES, A GOPHER TORTOISE REVIEW OF THE

Description	Found (Yes/No)	Agency Contact Information	Management Plan (Yes/No)	Relocation Plan (Yes/No)
Wetlands	n	n/a	n	n
Rare Habitat	n	n/a	n	n
Threatened Species	y	FDEP	y	y
Endangered Species	n	n/a	n	n
Species of Special Concern	n	n/a	n	n
Invasive /Exotic Vegetation	y	PSL	y	n

27.) Traffic Statement
Institute of Transportation Engineers (ITE) Code 221 (Multiple Family (Mid Rise)) (11th edition)

	Trip Rate/ Un	Units	Trips	Enter/ Exit
Weekday Daily Trips:	4.54	252	1,144	50/50
AM Peak:	0.35	252	88	26/74
PM Peak:	0.39	252	98	60/40

Trips Distribution (general):

Becker Road	distribution	aadt	am peak	pm peak
East of southbend	35%	400	31	34
West of southbend	45%	515	40	44
Southbend Blvd. No of Becker	20%	229	18	20



F:\+2022\22-139.001 – verando falls apartments\site plan – base working\20-139.001_site plan – base plan for arcadia_231110v3_transmittal.dwg Plotted: 11/21/2023 8:32 AM By: DENNIS MURPHY

COMPUTER FILE REF. | FIELD BK./PG.

CULPEPPER & TERPENING INC
2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286

– REVISIONS –	BY	DATE

	BY	DATE
DESIGNED	##	##
CALCS.	##	##
DRAWN	##	##
DETAILED	##	##
CHECKED	##	##
APPROVED	##	##

ARCADIA @ VERANDA FALLS

SITE DATA AND DETAILS

DATE: 23.08.20
HORIZ. SCALE: #####
VERT. SCALE: #####
JOB No. 22-139
SHEET 5 of 5

Agenda Summary

2024-213

Agenda Date: 3/5/2024 **Agenda Item No.:** 6.b

Placement: Consent Agenda

Action Requested: Motion / Vote

P23-183 Wilson Groves DRI - Conceptual Master Plan

Location: The property is generally located north of the C-23 Canal, east of Range Line Road, south of the Marshall Parkway right-of-way, and west of the N/B road right-of-way.

Legal Description: The property is legally described as a portion of the Alan Wilson Grove plat and portions of Sections 30 and 31 Township 37 South, Range 39 East.

This is a request for approval of a conceptual master plan for the Wilson Groves DRI.

Submitted By: Bridget Kean, AICP, Deputy Director Planning and Zoning

Executive Summary: ACR Acquisition, LLC, as the developer of the Wilson Groves DRI, has submitted a conceptual master plan for the Wilson Groves DRI in accordance with Condition No. 11 of the DRI development order. Condition 11 requires the developer to prepare a conceptual master plan to provide long-term guidance and direction for the project by showing the general location of all residential and non-residential land uses, arterial and collector roads, arterial and collector potable water, wastewater and reclaimed water infrastructure, stormwater facilities, school sites, civic and institutional sites, other major facilities, major access points and multi-use trails and greenways. The conceptual master plan shall demonstrate consistency with the NCD (New Community Development) land use category.

Presentation Information: N/A

Staff Recommendation: Move that the Board recommend approval of the DRI conceptual master plan as recommended by the Site Plan Review Committee.

Alternate Recommendations:

1. Move that the Board amend the recommendation and recommend approval of the DRI conceptual master plan.
2. Move that the Board not approve and provide staff direction.

Background: The Site Plan Review Committee recommended approval of the proposed DRI conceptual master plan at the February 14, 2024 Site Plan Review Committee meeting.

.

Issues/Analysis: See attached staff report.

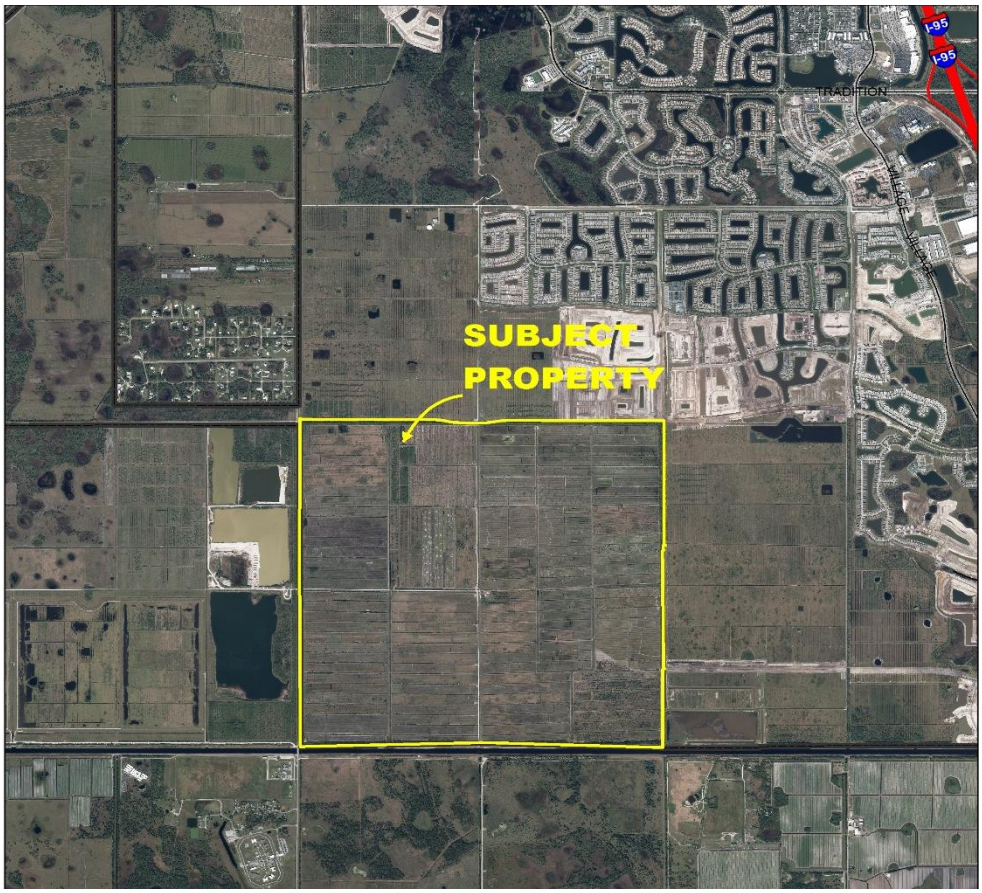
Special Consideration: N/A

Location of Project: The property is generally located north of the C-23 Canal, east of Range Line Road, south of the Marshall Parkway right-of-way, and west of the N/B road right-of-way.

Attachments:

1. Staff Report
2. Exhibit “A” Wilson Groves DRI Conceptual Master Plan
3. Application

Wilson Groves Development of Regional Impact (DRI)
Conceptual Master Plan
P23-183



Project Location Map

SUMMARY

Applicant's Request:	An application for approval of a conceptual master plan for the Wilson Groves DRI.
Applicant:	Dan Sorrow, AICP, Cotleur and Hearing, Inc.
Property Owner:	ACR Acquisition, LLC
Location:	The property is generally located north of the C-23 Canal, east of Range Line Road, south of the Marshall Parkway right-of-way, and west of the N/B road right-of-way.
Address:	Not assigned
Application Type:	Approval of a DRI Conceptual Master Plan
Project Planner:	Bridget Kean, AICP, Deputy Director

Project Background

Wilson Groves is an approved Development of Regional Impact (DRI) that is located west of Interstate 95, east of Range Line Road, north of the C-23 Canal and immediately south and west of the Riverland Kennedy DRI and approximately 2,499 acres in size. The future land use classification is New Community Development District (NCD). The Wilson Groves NCD District is comprised of 57 acres of Neighborhood/Village Commercial, 566 acres of Mixed-Use, and 1,876 acres of Residential use. The Wilson Groves DRI is approved for 7,700 residential units; 765,000 square feet of retail use; 1,583, 250 square feet of office use; 1,361,250 square feet of light industrial use; 382,872 square feet of institutional and civic uses; two K-8 school sites, and 90 acres for parks. Wilson Groves is also required to dedicate a 50 acre civic site per the fourth amendment to the SW Annexation Agreement. Florida Power and Light owns 47 acres, which consists of a 200-foot wide right-of-way that runs through the middle of the property. No development will take place on the FPL property, other than roads.

The Wilson Groves DRI Development Order was first approved by the City Council on October 23, 2006 through Resolution 06-R104. The second amendment to the Wilson Groves DRI was approved on January 24, 2011 through Resolution 11-R01. A public hearing for the third amendment to the Wilson Groves DRI to amend Map H, the master development plan (P21-127) was held by the Planning and Zoning Board at a special meeting of the Board on November 28, 2023. The proposed amendment to Map H adjusts the locations for the Mixed Use, Neighborhood/Village Commercial, and the Residential sub-districts to accommodate a revised development plan for the Wilson Groves DRI. The application received a recommendation for approval from the Planning and Zoning Board and is scheduled for a public hearing before the City Council on March 12, 2024.

There is an associated application for a large scale comprehensive plan text amendment to amend Figure 1-6 of the Future Land Use Element (P23-201). Figure 1-6 is the conceptual land use plan for the Wilson Groves NCD Land Use District. The amendment to Figure 1-6 adjusts the locations for the Mixed Use, Neighborhood/Village Commercial, and the Residential sub-districts to accommodate a revised development plan for the Wilson Groves DRI. This application also received a recommendation of approval from the Planning and Zoning Board on November 28, 2023. The adoption hearing from the proposed comprehensive plan text amendment is scheduled for the March 12, 2024 City Council meeting.

Project Description

ACR Acquisition, LLC, as the developer of the Wilson Groves DRI, has submitted a conceptual master plan for the Wilson Groves DRI in accordance with Condition No. 11 of the DRI development order. Condition 11 requires the developer to prepare a conceptual master plan to provide long-term guidance and direction for the project by showing the general location of all residential and non-residential land uses, arterial and collector roads, arterial and collector potable water, wastewater and reclaimed water infrastructure, stormwater facilities, school sites, civic and institutional sites, other major facilities, major access points and multi-use trails and greenways. The conceptual master plan shall demonstrate consistency with the NCD (New Community Development) land use category.

The plan is required to be presented to the City's Planning and Zoning Board and the City Council for consideration and approval prior to final approval of any zoning application in the DRI. The conceptual master plan shall be consistent with the NCD land use category and the Master Development Plan (Map H) of the DRI development order. The conceptual master plan is only to be considered as a generalized reference tool which is not regulatory, but rather a planning reference to provide long range guidance related to those lands being considered for development approval. The conceptual master plan shall be revised by the developer from time to time as needed to show approved and proposed development.

Previous Actions and Prior Reviews

The Site Plan Review Committee recommended approval of the proposed DRI conceptual master plan at the February 14, 2023 Site Plan Review Committee meeting.

Staff Analysis

The conceptual master plan depicts the locations of the Residential, Neigbhorhood/Village Commercial, and Mixed Use sub-districts consistent with the proposed changes to Figure 1-6 of the City' s Comprehensive Plan (P23-201) and Map H of the Wilson Groves DRI (P21-127). The concept plan was prepared in consultation with the City's Utility Systems Department, Public Works Department, Parks and Recreation and Planning and Zoning. It also includes the proposed location for utility sites, proposed location for park sites, proposed locations for two school sites and one fire station site, and it depicts the greenway greenway corridor along Range Line Road. The proposed plan depicts the required roadway network for the Wilson Groces DRI. The information for the first rezoning application has been included for Parcel A (P21-148) on the plan. The MPUD rezoning application is for 1,180 dwelling units. As each subsequent rezoning application is submitted, this plan will be updated to show the proposed development.

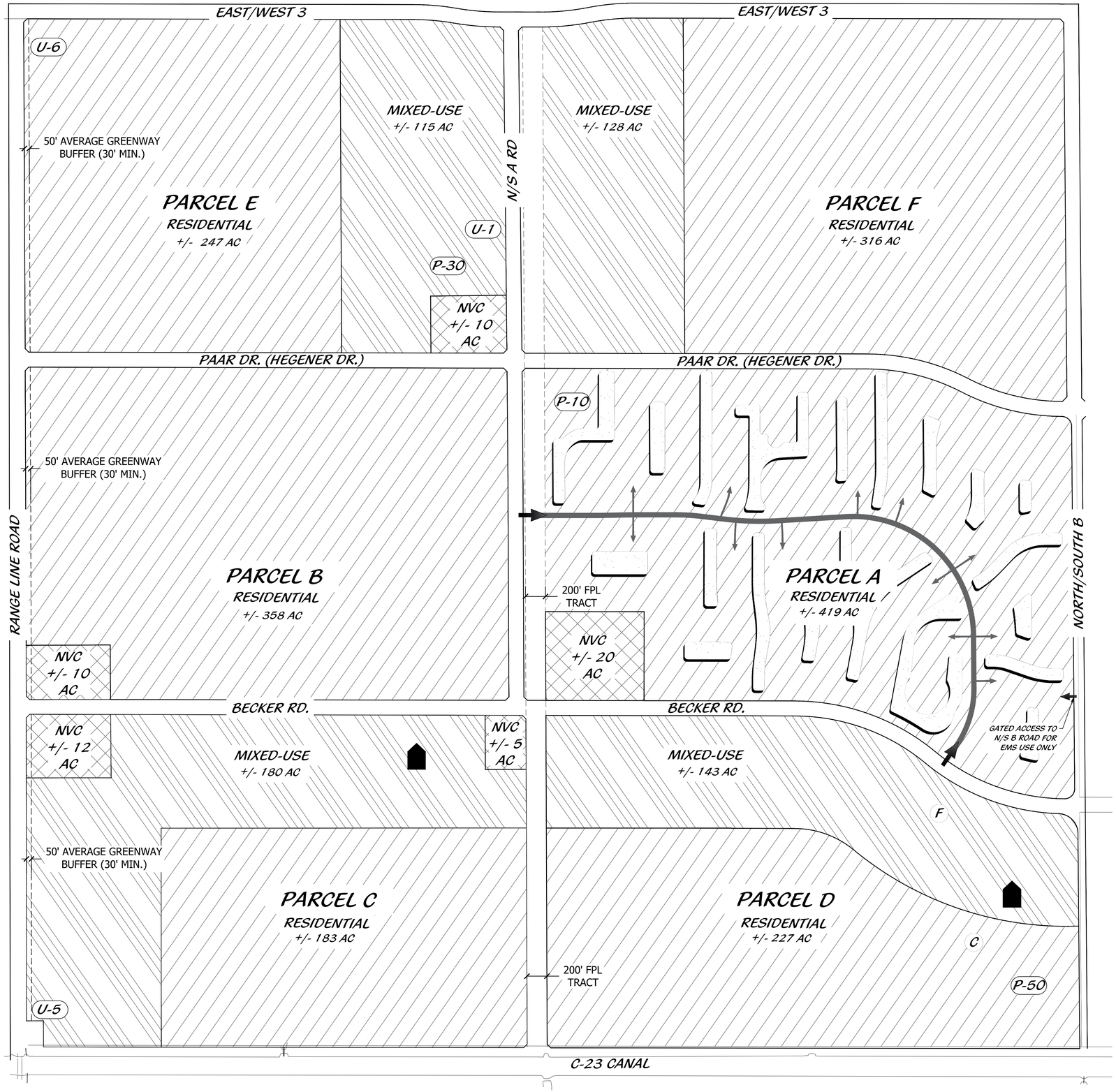
STAFF RECOMMENDATION

The Site Plan Review Committee recommended approval of the proposed DRI conceptual master plan at the February 14, 2024 Site Plan Review Committee meeting.

Planning and Zoning Board Action Options:

- Motion to recommend approval to the City Council
- Motion to recommend approval to the ity Council with conditions
- Motion to recommend denial to the City Council

Please note: Should the Board need further clarification or information from either the applicant and/or staff, it may exercise the right to *table* or *continue* the hearing or review to a future meeting.



LEGEND

RESIDENTIAL
INCLUDING NEIGHBORHOODS OF HOUSING, WHICH NEIGHBORHOOD MAY ALSO CONTAIN SCHOOLS, PARKS, PLACES OF WORSHIP AND CIVIC FACILITIES ESSENTIAL TO THE DAILY LIFE OF THE RESIDENTS

MIXED USE
INCLUDING COMMERCIAL AND OFFICE USES, HOSPITAL AND MEDICAL USES, RESTAURANTS, THEATERS, HOTELS, INSTITUTIONAL USES, PUBLIC FACILITIES (INCLUDING UTILITIES), LIGHT INDUSTRIAL, WAREHOUSE/DISTRIBUTION, RESIDENTIAL AND OTHER SIMILAR SERVICES

NEIGHBORHOOD / VILLAGE COMMERCIAL
INCLUDING COMMERCIAL AND OFFICE USES, PERSONAL AND HOUSEHOLD SERVICE ESTABLISHMENTS, INSTITUTIONAL USES, PUBLIC FACILITIES, PARKS, PLAYGROUNDS, AND OTHER SIMILAR SERVICES

LAKES

PROPOSED LAND USES

RESIDENTIAL	1876 AC
*(INCLUDES ROW ACREAGE)	96 AC
*(INCLUDES FPL ACREAGE)	30 AC
NEIGHBORHOOD/ VILLAGE COMMERCIAL	57 AC
MIXED-USE	566 AC
*(INCLUDES FPL ACREAGE)	15 AC
TOTAL AREA	2,499 AC

*PROPOSED ACREAGES OF SUBDISTRICTS HAVE BEEN ROUNDED TO THE NEAREST +/- 1 ACRE.

LEGEND

- (P-XX) PARK SITE
- (C) 50 AC CIVIC SITE
- (F) 10 AC FIRE STATION
- (U-XX) UTILITY FACILITY SITE
- 25 AC SCHOOL SITE

NOTES

*LOCATION AND CONFIGURATION OF ALL DEVELOPMENT PARCELS INCLUDING ACCESS LOCATIONS, LAKES, OPEN SPACE, RESIDENTIAL AND NON-RESIDENTIAL USES WILL BE FULLY DELINEATED DURING THE ZONING AND OR PLATTING PROCESS.

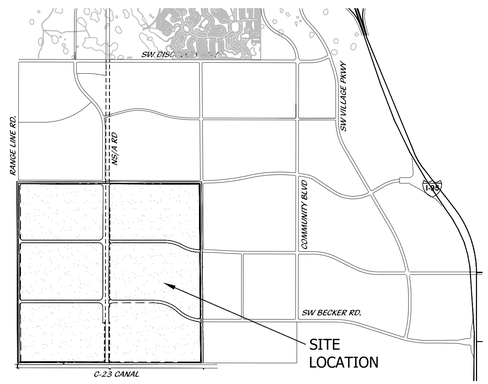
PER CONDITION 56 OF RESOLUTION 11-R01, 40 ACRES OF PARK IS REQUIRED. EXACT LOCATION AND CONFIGURATION OF PARKS TO BE DECIDED IN CONSULTATION WITH PARKS AND REC DEPARTMENT.

50-ACRE REGIONAL PARK SITE TO BE PROVIDED ADJACENT TO C-23 CANAL AND EAST PROPERTY LINE.

THIS MAP IS AN ARTISTS ILLUSTRATION OF THE GENERALIZED CONCEPT WHICH IS ONE OF MANY ALTERNATIVE SOLUTIONS WHICH SHARE A COMMON UNDERLYING DESIGN BASIS TO PROVIDE A FRAMEWORK WHICH RECOGNIZES THE REGIONAL IMPACTS WHICH THIS SCALE OF ENDEAVOR MAY HAVE AND TO ACCOMMODATE SUCH IMPACTS WITHIN THE LIMITS OF THE LAW AND BALANCED DESIGN IMPERATIVES TO PROVIDE ECONOMICALLY VIABLE AND MARKET SENSITIVE SOLUTIONS TO MEET THE NEEDS OF OUR COSTUMERS AND THE COMMUNITY THEY CREATE. THE PLANS FOR CONSTRUCTION MAY VARY AS THE NATURAL EVOLUTION OF THE SPECIFIC ENGINEERED SOLUTIONS ARE PROCESSED THROUGH THE VARIOUS DESIGN AND JURISDICTIONAL AUTHORITIES TO FINAL APPROVAL. NOTWITHSTANDING MARGINAL VARIATIONS IN DESIGN AS THE DETAILED ENGINEERING BECOME MORE REFINED, PRIOR APPROVALS SHALL ENTITLE THE APPLICANT WITHOUT RETURNING FOR REVISION REVIEW BY PRIOR AUTHORITY, TO CONTINUE SUBSEQUENT MORE LOCALIZED DECISIONS AS FUNCTIONAL DETAILS BECOME EVIDENT. THE PROPERTY OWNER AND/OR DEVELOPERS RESERVE ALL RIGHTS TO MAKE SUCH ADJUSTMENTS AS NEEDED TO ACCOMPLISH THESE FUNCTIONAL DESIGN ACCOMMODATIONS.

LOCATION MAP

NTS



PSL# P23-183
CONCEPTUAL MASTER PLAN

0' 250' 500' 1000' 1500' 2000'

Scale: 1" = 500'

North

Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-C000239

WILSON GROVE

Port St. Lucie, Florida

DESIGNED	DTS
DRAWN	PRP
APPROVED	DTS
JOB NUMBER	20-0518
DATE	02-14-24
REVISIONS	

SHEET 1 OF 1

© COTLEUR & HEARING, INC.
These drawings are the property of the architect and are not to be used for extensions or on other projects except by agreement in writing with the architect. Immediately report any discrepancies to the architect.

Fusion Planning & Zoning Public Works Utility Engineering  Bridget Kean

Planning / Applications / P#: P23-183

Legal Request

Application | Comments | Submittals | Inspections | Meetings | Allowed Users | BlueBeam | History | Fees | Conditions | Files | Reports

UE Application Save

Project Name:
Wilson Grove-DRI Conceptual Master Plan

Management/Property Information | Reviewers

Management

Project Type: *
DRI CONCEPTUAL MASTE...

Status:
P&Z MEETING SCHED...

Approved Date:

Project Number: *
P23-183

Amended Number:

Utility File Number :
11-681-00

Building Type :
Select...

Primary Email Address:
dsorrow@cotleur-hearing.cc

Describe Request:
Conceptual Masterplan

Check this if Exempt from Public Records Request:

Property Information

Address:

Project Site Location:

City Section:

Block:
WilsonGrove

Lot:

Legal Description:

+

Parcel Number
No data

Current Land Use: Select...

Current Zoning: Select...

Proposed Zoning: Select...

Utility Provider: Select...

Acreage:

Administrative:

Architectural Elevations:

Agent/Applicant | Property Owners | Authorized Signatory of Corporation | Project Architect/Engineer

Agent First Name: Daniel

Agent Last Name: Sorrow

Agent Business Name: Cotleur & Hearing

Agent Phone: (561) 800-8426

Agent Address: 1934 Commerce Lane

Agent City: Jupiter

Agent State: FLORIDA

Agent Zip: 33458

Agent Email: dsorrow@cotleur-hea

Save

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Cotleur & Hearing

LC26000535

LAND PLANNING + LANDSCAPE ARCHITECTURE + TRANSPORTATION

1934 COMMERCE LANE • SUITE 1
JUPITER, FLORIDA • 33458
561.747.6336 561.747.1377

October 6, 2023

Bridget Kean, AICP
Deputy Director
Planning and Zoning
City of Port St. Lucie
121 SW Port St. Lucie Blvd, Building B
Port St. Lucie, FL 34984

P21-148 – Sundance at Wilson Groves MPUD Rezoning
Comment Response Letter

Dear Ms. Kean,

On behalf of the applicant, please accept these revised plans and response letter regarding the project known as Sundance Parcel A MPUD Rezoning. To assist you in your review, we have provided a detailed response to each of the comments outlined in your staff comment letter dated October 4, 2023.

PLANNING AND ZONING COMMENTS

1. The Planning and Zoning Department has received the resubmittal for the above referenced project that was uploaded to the City's Fusion website on September 15, 2023. Before the Planning and Zoning Department can process a resubmittal for this application, I need to remind you of a condition of approval in the adopted Wilson Groves DRI (Resolution 11-R01) which requires the submittal of a conceptual master plan prior to final approval of any zoning application.

Condition 11 of Exhibit "B'' of Resolution 11-R0l states:

Prior to final approval of any zoning application in the Wilson Groves Development of Regional Impact, the City will require the Developer to prepare a conceptual master plan to provide long-term guidance and direction for the project by showing the general location of all residential and non-residential land uses, arterial and collector roads, arterial and collector potable water, wastewater and reclaimed water infrastructure, stormwater facilities, school sites, civic and institutional sites, other major facilities, major access points and multi-use trails and greenways. The conceptual master plan shall demonstrate consistency with the NCD (New Community Development) land use category. The conceptual master plan shall be consistent with the Master Development Plan (Map H) attached to this Development Order as Exhibit "D" but shall not be adopted as an amendment to this Development Order. The

conceptual master plan shall be presented to the City's Planning and Zoning Board and the City Council for consideration and approval; provided, however, that notwithstanding the foregoing, the conceptual master plan shall only be a generalized reference tool which is not regulatory but rather a planning reference to provide long range guidance related to those lands being considered for development approval. The conceptual master plan shall be revised by the Developer from time to time as needed to show approved and proposed development, and the City and the Developer shall agree on the mutually acceptable process for doing so.

I have reviewed the Planning and Zoning Department files and did not find any record of an application for a conceptual master plan for the Wilson Groves DRI. Therefore, an application for approval of a conceptual master plan in accordance with Condition 11 is required prior to processing a zoning application.

The submittal of a DRI conceptual master plan is a requirement of the Southern Grove DRI, Western Grove DRI, Riverland-Kennedy DRI as well as the Wilson Groves DRI. I have uploaded a copy of a DRI concept plan for the Riverland-Kennedy DRI to Fusion as an example. Please submit this application at your earliest convenience so the Planning and Zoning Department can complete the review and scheduling of the MPUD through the City's approval process.

COMMENT RESPONSE: As requested, enclosed please find a conceptual master plan to be considered for approval as part of our pending MPUD zoning application. While, pursuant to the Development Order, this document is not regulatory, we agree to update the conceptual master plan as part of each future MPUD application.

If you all have any questions or need additional information, please contact me directly at dsorrow@cotleur-hearing.com or 561.747.6336 ext. 120.

Sincerely,

Daniel T. Sorrow, PLA, AICP, LEED AP BD+C
Cotleur & Hearing
1934 Commerce Lane, Suite 1
Jupiter, FL 33458
561.800.8426 | Cell
561.747.6336 | Office

Agenda Summary

2024-194

Agenda Date: 3/5/2024 **Agenda Item No.:** 7.a

Placement: Public Hearing - Non Quasi Judicial

Action Requested: Motion / Vote

P24-016 City of Port St. Lucie - Chapter 155, Sign Code - Text Amendment

Proposed amendment to Chapter 155, “Sign Code” (Exhibit A) of the Code of Ordinances of the City of Port St. Lucie to provide some content neutral updates and clarifications on sign code regulations.

Submitted By: Daniel Robinson, Planner III

Executive Summary: Proposed amendment to Chapter 155, “Sign Code”, of the Code of Ordinances of the City of Port St. Lucie. Staff has updated the sign code pertaining to content neutrality and provided clarification within the chapter. Staff is taking a proactive approach instead of reacting to any future possible issues as it concerns content-based regulations.

Presentation Information: Staff will provide a presentation.

Staff Recommendation: Move that the Board recommend approval of the proposed text amendment.

Alternate Recommendations:

1. Move that the Board amend the recommendation and recommend approval.
2. Move that the Board recommend denial.

Background: See attached staff report.

Issues/Analysis: N/A

Special Consideration: N/A

Location of Project: N/A

Attachments:

- Staff report
- Exhibit A
- Staff presentation

Chapter 155 Sign Code
City of Port St. Lucie Text Amendment
P24-016

SUMMARY

Applicant's Request:	An update to Chapter 155 Sign Code
Applicant:	City of Port St. Lucie
Applicant Type:	Zoning Text Amendment to the City's Land Development Regulations
Project Planner:	Daniel Robinson, Planner III/Code Compliance Liaison

Project Description

Proposed amendment to Chapter 155, "Sign Code" (Exhibit A) of the Code of Ordinances of the City of Port St. Lucie to provide some content neutral updates and clarifications on sign code regulations.

Background and Analysis

Proposed amendment to Chapter 155, "Sign Code", of the Code of Ordinances of the City of Port St. Lucie. Staff has updated the sign code pertaining to content neutrality and provided clarification within the chapter. Staff is taking a proactive approach instead of reacting to any future possible issues as it concerns content-based regulations.

The proposed changes include the following:

- Clarifying or spelling updates – 155.03 (C)(1)(a) – 155.04 (B) (2) – 155.04 (B) (12)&(20)
- Removal of Real Estate sign regulations - 155.04 (B)5 (They are all regulated under Temporary sign regulations.)
- Clarification of flag regulations - 155.04 (B)6
- Correction of numbering - 155.04 (B)10-21
- Clarification of parking lot signs (Posted signs) - 155.04 (B)15
- Provide ability for existing signs to change panels without permit review - 155.04 (B)18
- Removal of content regulations for model home feather flags 155.08 (B)
- Correction of free standing sign directional position – 155.08 (I)(6)
- Update to spellings to provide consistency - 155.08 (P)

STAFF RECOMMENDATION

The Planning and Zoning Department finds the proposed text amendment to be consistent with the intent and direction of the City's comprehensive plan and recommends approval.

CHAPTER 155. - SIGN CODE

Sec. 155.01. - Purpose; Intent.

(A) The City recognizes and affirms that persons and entities have an interest in communicating commercial and non-commercial speech through the use of signs. It is the intent of this chapter to provide uniform sign criteria which regulates the size, height, and placement of signs within the City and thereby promote and protect the public health, safety, general welfare, and aesthetics of the City.

(B) It is intended, among other things, to avoid excessive visual clutter, distractions or hazards for pedestrians and vehicles. Therefore, the display of signs should be appropriate to the land, building or use to which they are appurtenant and be adequate, but not excessive, for the intended purpose of identification.

(C) It is further intended to enhance and protect the physical appearance of the community, preserve the scenic and natural beauty of the City, and prevent interference with the intended use of public property and rights- of-way.

(D) Additionally, this chapter is intended to provide for the safety and general welfare of the traveling public by reducing distractions, interference with line of sight, and encroachment into clear zones.

Sec. 155.02. - Reserved.

Sec. 155.03. - Sign Regulation Procedures.

All signs erected, replaced, or relocated on any property shall conform with the provisions of this sign code and with all other applicable codes of the city. Any sign which could fall into more than one category of signs shall be classified within the most restrictive category possible. Anything not addressed in the code is prohibited, unless specifically addressed in a Master Sign Program. Anything not addressed in the code may be presented to the Planning and Zoning Director for review.

(A) Administration of sign permit applications and fees. The building and/or the planning and zoning departments are responsible for administering sign permit applications for permanent signs. An application and fee shall be submitted first to the planning and zoning department. The format of the application shall be as provided by the building department. Additional fees will be required by the building department at the time of permitting.

(1) Sign applications. The application format for a sign permit shall fully describe the following information:

(a) Name, address, email address, and telephone number of the licensed sign contractor and the business owner.

(b) Written statement signed by the landowner, authorizing the placement of the proposed sign on the premises.

(c) Location of building (or structure) and lot to which or upon which the sign is to be placed and/or maintained.

(d) Position of the sign in relation to lot lines, nearby buildings or structures, sidewalks, streets, and intersections. All freestanding monument signs must be shown on site plan.

(e) Type of sign and general description of design and materials to be used.

(f) Two prints of drawings of the plans which shall contain dimensions of sign structure, sign copy/letters (smallest and largest), and sign logo and/or pictorial designs. Façade signs will include height of sign, linear footage of business, and square footage of sign area. Monument signs will include linear frontage of property, address location and dimensions on sign, dimensions of sign panel/s, and will need to be shown on an approved site plan. Once sign area is approved, square footage and location cannot change without a new sign application.

(g) A statement indicating whether the sign is illuminated and whether the illumination is direct or indirect.

(h) A layout with sign colors shown or specified.

(i) Two prints of signed and sealed engineered drawings of sign specifications. The specifications concerning structural details of the methods of sign construction and installation shall show dimensions, elevations, means of support, method of illumination and any other significant engineering aspect of the proposed sign.

(j) NOTE: The structure of a monument sign is separate and distinct to the sign to which is attached to it. The structure must be approved and permitted by the building department prior to submitting an application for the monument sign. If the monument is not shown on the site plan a compliance form must be filed.

(2) Review of application for completeness. The planning and zoning department and the building department shall review each application to assure that each application is complete. If the application is complete, it shall be submitted through the review process. If the application is not complete the planning and zoning department and/or

the building department shall return it to the applicant.

(B) Sign plan review. All permanent signs shall receive plan approval by the planning and zoning and building departments. The planning and zoning department shall review each sign application for compliance with criteria established herein and the building department shall review application documents which illustrate construction, design and electrical work for compliance with the current building codes.

(C) Permitting procedure. No sign which requires a permit shall be erected, replaced, reconstructed, structurally altered, expanded, relocated, or used without securing a permit from the Building Department. No permit shall be required on a mere change of copy on a changeable copy sign. No permit shall be required for a change in a tenant panel on an existing permitted sign; however, the tenant panels shall conform to code and must be reviewed and approved by the planning and zoning department.

(1) Determination of allowable sign area. In determining the allowable sign area pursuant to this chapter, the area of a sign shall include the entire area within a circle, rectangle, or triangle enclosing the extreme limits of writing, representation, or character, together with any frame or other material or color forming an integral part of the display or used to differentiate the sign from the background against which it is placed; excluding the necessary supports or uprights on which such sign is placed.

(a) Where a sign has two or more faces, the area of all faces shall be included in determining the area of the sign, except that where two such sign~~s~~ faces share identical dimensions, are placed back to back, and are parallel to one another, the area of the sign shall be taken as the area of one face.

(b) Where a sign consists solely of lettering or other sign elements printed or mounted on a wall, window, or door of a building without any distinguishing border, panel or background, such lettering and sign elements shall be treated as a single sign for purposes of area computation.

(2) Approval required prior to receipt of permit. No sign permit requiring a plan review shall be issued until the sign application and plan have been reviewed and approved for building code compliance by the building department and sign code compliance by the planning and zoning department.

(3) Changes to the name of a building identification on an existing permitted monument sign shall be reviewed and considered for approval by the planning and zoning department.

(D) Reserved.

(E) Inspections. The building department shall inspect each sign or advertising structure within the city's limits to determine the sign's compliance with this chapter as they deem necessary to protect the public health, safety, general welfare. An inspection fee to be determined by resolution of the city council will be paid by the owner or lessee for each sign inspected, excluding signs exempted from the permitting procedure and temporary signs.

(F) Revocation of permits. The building department may revoke a permit approval, issued under this section, if it is found that there has been any intentional or unintentional false statement, concealment or misrepresentation concerning any fact submitted in the application or plans on which the permit approval was based. A permit may also be revoked upon failure of the permit holder to comply with any provision of this section.

(G) Reserved.

(H) Master sign program. The overall project developer of a project or development containing at least two (2) acres shall have the option of submitting a master sign program for the total project, or for specified phases within the total project in accordance with the following criteria.

(1) The master sign program, which includes a plan of all existing and proposed signs, must be submitted for review and approval by the city council after consideration by the site plan review committee and the planning and zoning board.

(2) Prior to consideration by the site plan review committee, applicants for approval of master sign programs must provide written approval from the owner of the proposed project.

(3) Anything not specifically addressed in a Master Sign Program regulations will revert to the city sign code.

(4) As described in subsection (H)(5), the master sign program may include modifications to standard sign regulations:

(a) The proposed modifications are consistent with the purpose and intent of this chapter;

(b) The master sign program incorporates designs which are consistent with accepted principles of street graphics, including consideration of sign placement, size, shape, proportion, lettering, color, and overall relation to the overall project and adjacent properties;

(c) The design concepts employed reflect unified design concepts harmonious with the overall project and adjacent properties; and

(d) The proposed variations are not detrimental to public property or the health, safety and welfare of the general public.

(5) Variations to the following subsections shall supersede the standard sign regulations and may be permitted within the master sign program subject to the conditions noted in subsection (H)(4).

(a) Subsection 155.05(V)—Prohibition of signs within road rights-of-Way. Signs within road rights-of-way may be permitted subject to compliance with Florida Department of Transportation standards and a written agreement with the affected property owner.

(b) Section 155.08—Regulations for permanent identification signs requiring permits.

(6) After verification, by the Planning and Zoning Department, that the sign permit application is consistent with the approved master sign program the building department shall issue all sign permits.

(7) Any proposed revisions to the master sign program must be approved by the planning and zoning board and city council.

(I) Reserved.

(J) Reserved.

Sec. 155.04. - Exemptions to Permitting Procedure.

(A) Provisions regulating exempted signs. The following types of signs do not require a permit provided the sign shall:

(1) Comply with section 155.05 - Prohibited Signs;

(2) Comply with applicable requirements in the zoning district where placed;

(3) Comply with other provisions in this section; and

(4) Be consistent with the spirit, intent, and purpose of this code.

(B) Signs exempted from permitting procedure.

(1) Any façade sign allowed by code, four (4) square feet and under.

(2) Traffic regulatory and Public directional signs. Traffic regulatory and directional signs erected by authorized agents of the city, county, state, or federal governments for the public safety and welfare. Such signs must comply with all applicable standards of the Manual of Uniform Traffic Control Devices.

(3) Permanent instructional signs. One (1) sign shall be permitted at each point of ingress and egress to a parking area; however, the signs shall not exceed two (2) square feet for nonresidential uses and shall not exceed four (4) feet in height. Properties zoned WI (Warehouse Industrial) and IN (Industrial) are permitted two (2) two square foot instructional signs with a maximum height of six (6) feet. The signs may include the business logo and/or name, provided the sign area does not exceed the square footage described above. Signs shall be consistent with other site and building signs (color/material).

(4) Temporary signs.

~~(5) Real estate for sale, lease, or rental signs. Also applies to names of models within a subdivision.~~

~~*(a)* Restrictions on copy. Real estate for sale, lease, or rental signs shall contain the following information:~~

~~(1.) House, apartment, unit, business, or other short description of the property.~~

~~(2.) The words "For Sale", "For Lease", "For Rent", "For Exchange", "See Your Broker", or similar phrase.~~

~~(3.) The registered name of the broker and the term "Broker", "Realtor", or logo, as the case may be, if the offer is through an agent or the words "By Owner" if the offer is not through an agent.~~

~~(4.) Two (2) telephone numbers and/or "Inquire Within", or a similar phrase, and a room, apartment, or unit number, if needed.~~

~~*(b)*~~ (a)General restriction. It shall be unlawful for any person to place on any lot, parcel of land, building, or structure within the corporate limits of the city any sign or similar advertisement ~~offering real estate or a business opportunity for sale, exchange, lease, rent, or inspection,~~ without the consent of the owner of said lot or parcel of land, building or structure. ~~except as specifically authorized in this subsection of this chapter or billboards permitted pursuant to subsection 155.08. The provisions of this subsection shall not apply to signs at the principal office or branch office of any real estate business brokerage firm. However, such signs are subject to the sign restrictions applicable within the zoning district where the office is located.~~

(6) Noncommercial Flags. The flying of individual national, state or city flags ~~attached to freestanding poles mounted in the ground~~, limited to a total of two (2) in number per complex or project site. No one flag shall exceed a dimension of more than forty (40) square feet~~,~~. If the flag is attached to a flagpole, it is subject to the following limitations: The length of the flag shall not exceed one- fourth (¼) of the length of the flagpole, i.e., twenty-foot pole permits a flag three (3) feet wide by five (5) feet long; thirty-five-foot pole permits a flag five (5) feet wide by eight (8) feet long. No flagpole shall exceed thirty-five (35) feet in height. No flags shall be used in such a way as to attract the attention of the public for commercial purposes.

(7) Non-commercial decorative art. Decorative or architectural features which are an integral element of a building or works of art so long as such features do not contain letters, logos, trademarks, moving parts, exhibit merchandise for sale on premises, and do not contain any form of illumination.

(8) Credit card signs. Credit card signs, decals or emblems shall be allowed, but shall be limited to twenty-four (24) square inches each or an aggregate of ninety-six (96) square inches per business premises.

(9) Vehicle tow-away signs. Vehicle tow-away signs erected pursuant to Florida Statutes, provided they do not exceed four (4) square feet.

(10) Corporate flags. A single corporate flag may be permitted subject to the following conditions:

a. ~~(11)~~ For the purpose of this section, a corporate flag shall be defined as a flag, imprinted upon which is a nationally or internationally recognized trademark or logo for a specific corporate entity.

b. ~~(12)~~ A corporate flag shall be attached to a freestanding pole mounted in the ground. The pole height shall not exceed twenty-five (25) feet in height. It shall meet the setback of the zone it is in.

c. ~~(13)~~ A corporate flag shall be permitted only on a parcel of land where a structure is occupied by a single tenant.

(11)~~(14)~~ Vehicle signs. All vehicle signs shall be exempt from all provisions of this chapter except when said signs are utilized at a specific location or site for advertising purposes in addition to or in lieu of a permanent sign as permitted under this chapter.

(12)~~(15)~~ Posted signs. Signs prohibiting trespassing, littering, loitering, dumping and similar actions, and parking lot signs such as pick up or no parking signs shall be permitted within property lines in all districts. These signs shall be limited to four (4) square feet in area and may be posted within property lines at a minimum of twenty (20) foot intervals with a height limit of ten (10) feet from the ground at its base.

(13)~~(16)~~ Design award signs. Temporary or permanent signs depicting architectural or other design awards or commemorating historic events or historical preservation status.

(14)~~(17)~~ Public signs, changeable copy signs, and variable message boards shall be permitted under the authority of an authorized government official for the public health, safety, welfare and/or convenience of the public.

(15)~~(18)~~ Changes to ~~tenant~~ sign panels on an existing permitted ~~monument~~ signs if such sign is conforming to the current code. The alteration of the framing (square footage, location, or size) that holds the panel is not exempt.

(16)~~(19)~~ Gasoline pump apron and skirts ~~with company name or logo~~.

(17)~~(20)~~ Public, private, and parochial school signs.

(18)~~(21)~~ Model home feather flags.

(19)~~(22)~~ Window signs. No more than 40 percent of any window or door surface shall be covered with such signs. Window signage shall allow a clear and unobstructed view from outside the building and a normal line of sight inside the business establishment. Convenience stores are limited by state law to 20 percent window coverage.

(20)~~(23)~~ ATM machine's apron and skirt ~~with company name or logo~~. Such sign must be under three (3) feet in height.

(21)~~(24)~~ Projecting Blade Signs. Locate signs above exterior doors but below the roof to promote a pedestrian environment.

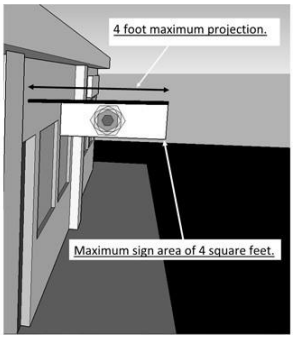
(a) Use no more than one (1) projecting sign per business.

(b) Signs shall project no more than four (4) feet from the building face and shall not project into the public right-of-way.

(c) At minimum, sign shall have a six-inch clearance from the building face. Design all projecting signs to be perpendicular from the building.

(d) A maximum sign area of four (4) square feet is permitted per business, in addition to permitted facade signage.

(e) The bottom of the projecting blade sign shall be located a minimum of nine (9) feet from the base of the building.



Sec. 155.05. - Prohibited Signs.

The following signs are prohibited on the effective date of this chapter. Such signs have been found to violate the purpose, intent, and specific provisions of this chapter.

(A) A sign which falsely simulates emergency vehicles, traffic control devices, or official public signs.

(B) Snipe sign, "stick-in" sign in landscaping, sandwich sign and add-on sign unless specifically allowed under another subsection in this chapter.

(C) A sign found by the Building Department to be structurally unsafe or a hazard to public safety or welfare, including signs creating a fire hazard.

(D) A sign obstructing any motorist's view of a street or intersection.

(E) Any abandoned sign.

(F) A series of two (2) or more freestanding signs which must be read together to obtain a single message.

(G) Flashing sign except for public signs, changeable copy signs and variable message boards permitted in this chapter.

(H) Animated sign, to include any moveable attachments such as, but not limited to, balloons, discs, streamers and any other similar action type eye catchers. This shall not include public signs, changeable copy signs, or variable message boards.

(I) A sign which obstructs any fire escape, any window, or door or other opening used as a means of ingress or egress so as to prevent free passage of persons.

(J) Any sign which interferes with openings required for ventilation.

(K) Trailer sign.

(L) Off-premises sign, except as provided for in subsection 155.07.

(M) Any temporary sign in violation of this chapter.

(N) Banners and flags that do not meet the special requirements of this chapter.

(O) Vehicle signs when used for advertising purposes at a given location or site in addition to or in lieu of a sign permitted under this chapter. Specifically, panels of any material added to any portion of a vehicle which extends from, attaches to or adds to the original vehicle body. Painted and magnetic signs applied flush to commercial vehicles which identify the business owner or lessee are allowed and exempt.

(P) Roof Sign (excepting allowable mansard roof signs and religious symbols approved as an integral part of the site plan for a steeple or other similar structural component of a place of worship).

(Q) Projecting sign. (See subsection 155.08 for exceptions to this type sign).

(R) Any sign placed without a permit after the effective date of the ordinance from which this chapter is derived when a permit is required.

(S) A sign in violation of subsection 155.06. If a sign is prohibited and the sign is a type that can be brought into conformance with this chapter, the owner or lessee of the sign can elect to bring the sign into conformity rather than remove the sign.

(T) Portable sign, except as specifically authorized in this chapter.

(U) Portable toilet or trash receptacle signs advertising any business other than the provider of the toilet or receptacle.

(V) Any sign placed or erected on or over any city property road right-of-way or in or on the median, except as specifically authorized in this chapter.

(W) A sign that displays any lewd, lascivious, obscene, indecent, or immoral written or graphic message.

(X) Bench sign.

(Y) Tethered inflatable sign (Balloon) except in conjunction with a special event permit.

(Z) Any sign placed in the required site landscaping areas or attached to any tree, shrub or plantings advertising any business, product or service located on the site.

(AA) Signs attached to or placed upon any utility pole, street light, sidewalk curb, fire hydrant, bridge or any other public property, including the swale area, median or public right-of-way, unless specifically authorized herein.

(BB) Posters or other advertising signs placed on buildings, added to freestanding signs or placed on poles, dumpsters, gas pumps and islands or stacks of product stored outside buildings. (Not permitted by code.)

(CC) Permanent "come-on" sign (Sale Today!).

(DD) Billboards (except as shown in subsection 155.08 of the sign code).

Sec. 155.06. - General Sign Regulations.

(A) For new projects with multiple on premise signs, the applicant shall submit, with the site plan review application, architectural elevations showing that all facade sign locations meet height requirements. These will be reviewed for location only. After site plan approval, a sign plan application, with elevations, must be submitted separately for each sign, showing that all signs are compatible in color/material/design (including outparcel signs). Corporate logo and sign lettering with color variation is permitted.

(B) Construction standards.

(1) Compliance with Building Code. All signs installed shall be constructed in accordance with the current edition of the Florida Building Code.

(2) Compliance with Electrical Code. All signs using electrical current shall comply with the current edition of the National Electrical Code, N.F.P.A. 70.

(3) Screening of sign bracing. All bracing shall be hidden or covered so that it shall not be visible from the public right-of-way. The covered portion of the ends of such signs shall not be used for advertising purposes.

(4) Compliance with National Fire Protection Association Standards. Signs required by NFPA Standards take precedence over this chapter.

(C) Maintenance. All signs within the city limits including all supports, braces, guys and anchors shall be kept in good repair. Such signs shall be maintained by the owner as follows:

(1) The area surrounding said sign shall be kept free of all waste and debris.

(2) The sign must be legible.

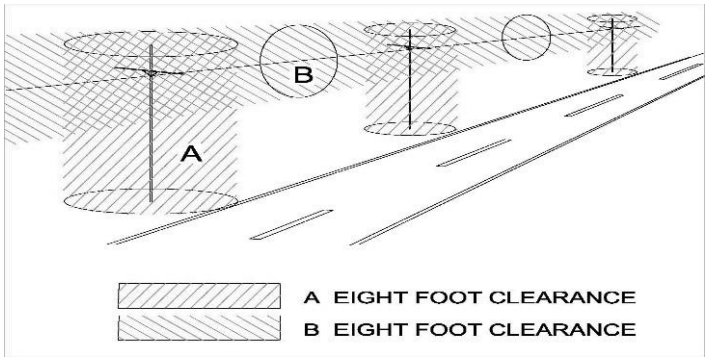
(3) The sign must be structurally sound and in good mechanical repair, free of holes, with no loose or missing parts.

(4) Lighting on internally lit signs must be kept in good working order.

The city may order the removal by and at the expense of the owner or lessee of any sign that is not properly maintained.

(D) Signs not to constitute a traffic hazard. No sign shall be placed at any location in the city where it may interfere with or obstruct free and clear vision for pedestrians or vehicular movement, or be confused with any authorized traffic sign, signal or device. Any such sign shall be removed at the direction of the city and at the expense of the owner or lessee.

(E) Signs not to encroach electric utility clear zone. No signs shall be placed closer than eight (8) feet from the nearest part of any utility pole which supports electrical transmission or distribution lines (see "A" of diagram below). No signs shall be placed closer than eight feet from the nearest part of any electric transmission or distribution line (see "B" of diagram below). If the National Electric Safety Code is now or hereafter more restrictive than the provisions of this subsection, its more restrictive provisions shall supersede the provision(s) herein.



(F) Illuminated signs. Only signs permitted for non-residential land uses shall be allowed to be illuminated. Such signs may be self-illuminating or illuminated by ground level spot lights.

(1) Back-lit individually cut letters are encouraged in monument sign illumination.

(2) Use same-source lighting for signs and parking area lighting (i.e., do not combine metal halide with sodium vapor).

(3) Lighting and buffering shall be consistent with the city's zoning and landscape code.

(4) Light sources shall be directed away from abutting properties and shall not impair the vision of persons using the road right-of-way.

(5) All ground level spot lights shall be shielded from view by landscaping.

(6) Ground-mounted up-lights shall not exceed one hundred fifty (150) watts per sign face and shall shield light from aiming toward motorists and neighboring properties. Fixtures shall be hidden from view by sign foundation landscaping.

(7) No flashing signs shall be permitted, except time and temperature signs and public signs.

(8) Model home signs on residential lots shall not be illuminated.

(G) Distance separating signs. Distance requirements in this ordinance shall be measured from the nearest part of any sign to the nearest point of the closest applicable setback line, property line, deck line, or other applicable restricting line or point of separation (including distance between signs) or height limitation.

(H) Height. No part of any sign affixed to a building shall exceed the height of the deck line to which the sign is affixed. No sign shall project above the deck line for mansard roofs. The portion of a mansard roof located below the deck line shall be eligible for placement of a facade sign.

Sec. 155.07. - Regulations for Temporary Signs.

It is the purpose of this section to promote the public health, safety and general welfare through reasonable, uniform and content-neutral standards for temporary signs. It is the intent of the City that temporary sign regulations provide uniform criteria as to size, height and placement of signs compatible with the zoning district.

(A) Criteria required for temporary signs. The criteria for temporary signs is set forth in a Table entitled "Temporary Signs" in Section 155.11 below. A temporary sign is deemed unlawful if it does not meet the said criteria established for the zoning district in which the temporary signs is located.

(B) Prohibition of temporary signs on public property. Other than public signs, temporary signs are prohibited on public property, including rights-of-way.

(C) Duration and removal. Duration and removal. A temporary sign may not remain posted at a property for more than twelve (12) months after it was erected.

(D) Display of temporary sign requires permission of the property owner. A temporary sign can only be placed on a parcel with the express permission of the owner of the property.

(E) Temporary signs may not display any lighting. A temporary sign may not display any lighting or illumination and must remain static.

(F) Setbacks. All temporary signs must be set back at least 10 feet from the property line in zoning districts: GU, OSR, OSC, I, P, CN, CG, CH, CS, WI, IN, U, PUD, MPUD, and LMD. All temporary signs over 9 feet tall must be set back at least 10 feet from the property line in zoning districts: RE, RS-1, RS-2, RS-3, RM-5, RM-8, RM-11, RM-15, and RMH. All temporary signs under 9 feet tall must be set back at least 3 feet from the property line in zoning districts: RE, RS-1, RS-2, RS-3, RM-5, RM-8, RM-11, RM-15, and RMH.

Sec. 155.08. - Regulations for Permanent Identification Signs

Table I (A-D) identifies regulations governing the following sign characteristics: maximum square footage per single sign, maximum cumulative square footage, maximum height, minimum setback from property line, number of signs allowed, and direct or indirect lighting. The following subsections describe supplemental regulations for managing permanent signs requiring permits.

(A) Identification signs for major residential development.

(1) Multiple family residential developments of ten (10) or less units. Signs shall be restricted to one facade sign indicating the name and/or address of the premises, provided the sign has a maximum area not exceeding sixteen (16) square feet.

(2) Multiple family developments or single family subdivisions of more than ten (10) units/lots and three (3) acres and over in area. Signs shall be restricted to a single sign per street frontage, indicating only the name and address of the premises. The sign may be a free standing or facade sign and shall have a maximum area not exceeding thirty-two (32) square feet. Where the project is shielded from the street by a fence or wall, lettering not exceeding twelve (12) inches in height may be permanently attached to the fence or wall at the entrance(s), and may be illuminated by ground level spot lights which are shielded from view by landscaping.

(3) Subdivision entrance signs. Such sign may be placed only on property consisting of land duly platted and comprised of three (3) acres or more including streets and rights-of-way within the platted boundaries of said property. The sign may be a free standing sign having a maximum area not exceeding thirty-two (32) square feet in area and shall not exceed ten (10) feet in height. Where the subdivision is shielded from the street by a fence or wall, lettering may be permanently attached to the fence or wall at the entrance(s), and may be illuminated by ground level spot lights which are shielded from view by landscaping. Two (2) sixteen (16) square foot signs, located one on each side of the subdivision entrance, may be permitted in lieu of the one (1) thirty-two (32) square foot sign.

(B) Model home sign. A model home as defined in Chapter 154 is permitted a sign not to

exceed sixteen (16) square feet in face area and shall be at least ten (10) feet from the property lines. The sign shall not exceed five (5) feet in height measured from the crown of the road and shall not be illuminated. ~~The sign must indicate in letters and numbers, at least two (2) inches in height, the name of model permit holder's registration or certification number; and if a qualified company, the name of the qualifying agent and the qualifying agent's registration or certificate number.~~ No wall/facade signs allowed. Only models with a valid model home permit shall be permitted to display a model home sign. A copy of the permit for the model home shall be submitted with the sign application.

(1) A model home is permitted a "feather" flag subject to the following requirements:

(a) A model home may display one "feather" flag on each multiple model home site starting with the second model constructed.

(b) The first model (or only model) will be permitted to have a monument sign, but will not be permitted to have a "feather flag".

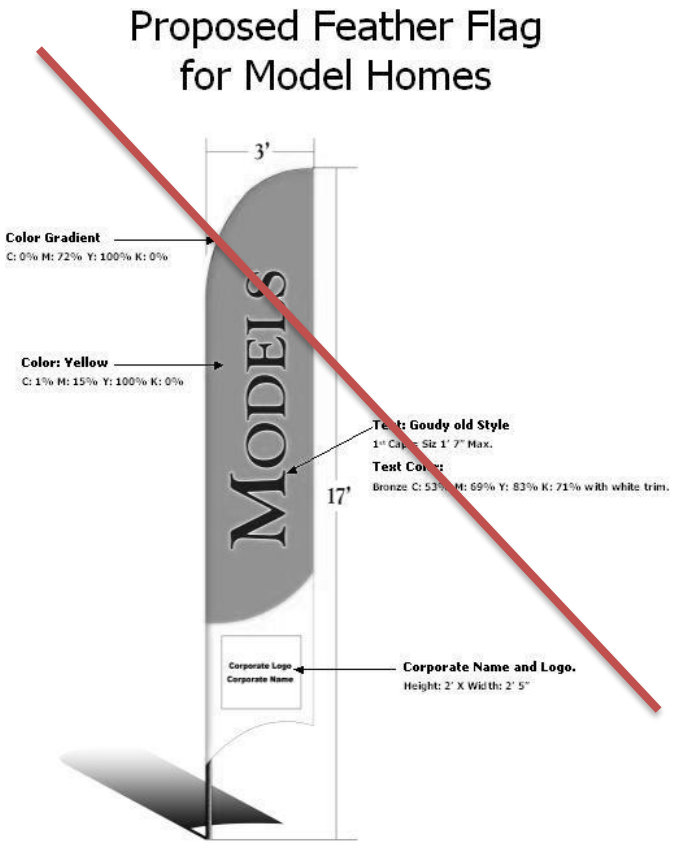
(c) Size shall not exceed 17′ height × 3′ width (maximum).

(d) Sign area shall not exceed forty-five (45) sq. ft. (maximum).

~~(e) The word "MODELS" must be shown vertically on the "feather" flag as shown in the diagram below. The background shall be yellow and the letters spelling the word "MODELS" must be bronze.~~

~~(f) Corporate logos are to be located on the white background on the bottom of the "feather" flag and may not exceed (4) square feet, as shown in the diagram below.~~

(e) ~~(g)~~ Removal. A model home sign shall be removed within thirty (30) days after it no longer qualifies as a model home.



(C) Changeable copy signs. Changeable signs shall be permitted and included in the allowable sign area.

(D) Freestanding (permanent monument) signs.

(1) In addition to other city codes, the following standards shall apply:

(a) Signs shall be compatible with the architecture of the building (colors, materials).

(b) See Table 1 for square footage, height, and setback requirements.

(c) Identify the business name/logo and type of business on tenant signs. Corporate logo and color are permitted on sign. Corporate logo must be included in sign calculation.

(d) Sign location must meet all setbacks requirements.

(e) Utilizing color of building on sign face, use no more than three colors on one sign face. This does not apply to individual tenant panels.

(f) For pole hung signs, design a decorative base/skirt under the sign consistent with the architecture of the building to create the appearance of a ground- mounted monument sign.

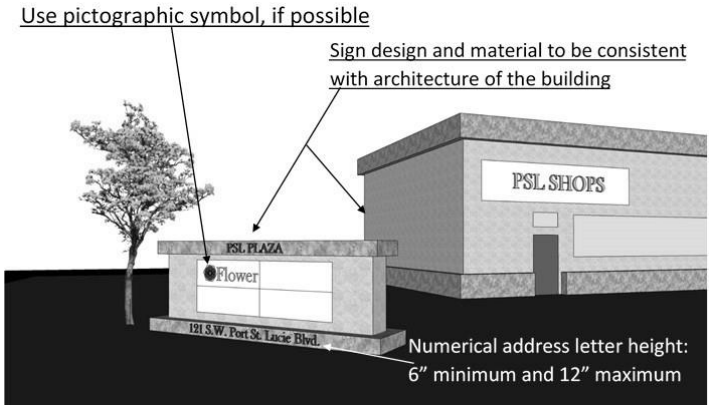
(g) Use a single pictographic symbol, if possible (e.g., a key on a locksmith's sign).

(h) For shopping centers/multi-tenant developments, the name of the

complex must be shown. However, the name will not count toward the maximum sign area permitted.

(i) All freestanding signs must be a monument sign with the design and material to be consistent with the architecture and color of the building.

(j) All freestanding (monument) sign locations must be shown on the approved site plan.



(E) Tenant signs attached to a building.

(1) In addition to other City standards, the following standards apply:

(a) Signs shall be consistent with the architecture of the building (colors, materials).

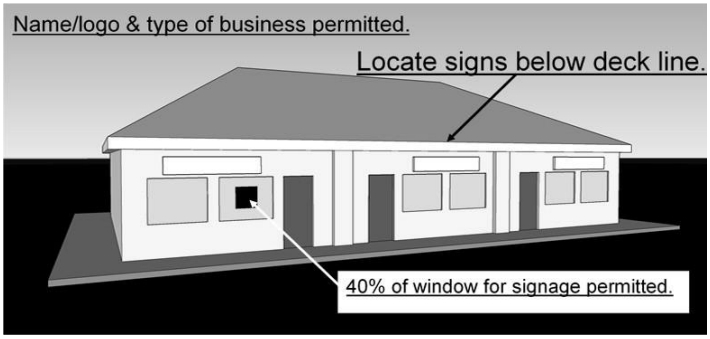
(b) Identify only the business name/logo and type of business on facade signs. Corporate logo and or pictographic symbols must be included in sign calculation.

(c) Use a pictographic symbol if possible (e.g., a key on a locksmith's sign).

(d) No sign shall be above the deck line and the placement of the sign must fit the design and architecture of the building.

(e) New strip mall signage is to be consistent, i.e.: all channel letters, all channel letters on a raceway, all box signs, etc.

(f) Once sign area is approved, square footage and location cannot change without a new sign application.



(2) Allowable sign is as follows:

(a) Less than 10,000 Square Foot Building:

(1.) Thirty-two (32) square feet plus one and one half (1.5) square feet for each additional linear foot of business frontage over twenty (20) feet and not to exceed a maximum of two hundred (200) square feet.

(b) 10,000 Square Foot Building to 25,000 Square Foot Building:

(1.) Thirty-two (32) square feet plus one and one half (1.5) square feet for each additional linear foot of business frontage over twenty (20) feet and not to exceed a maximum of four hundred (400) square feet.

(c) 25,000 Square Foot Building or Greater:

(1.) Thirty-two (32) square feet plus one and one half (1.5) square feet for each additional linear foot of business frontage over twenty (20) feet and not to exceed a maximum of eight hundred (800) square feet.

(F) Building identification signs. The applicant may choose to use a building identification sign for buildings with a main entry only (no outdoor entry to individual bays). If the applicant chooses to use this type of sign no individual facade signs will be permitted. Only the building name can be shown above the entrance. If the building has more than one entrance that coincides with an additional street frontage an additional sign may be incorporated, but must mimic the original identification sign. Design sign to be compatible with the architecture of the building (color, materials). Sign may not be plastic, and may not be backlit. Sign shall be placed below the roof line. The names of the tenants can be shown on the monument sign. See Chapter 155: Sign Code, Table 1, "Schedule of Regulations for Permanent Signs Requiring Permits" for allowable square footage.

(G) Commercial, institutional, and industrial uses less than three (3) acres. Freestanding signage for commercial, institutional, and industrial uses, including office uses, shall be restricted to one freestanding sign with a maximum signage of thirty-two (32) square feet per street frontage. One additional sign at thirty-two (32) square feet is permitted on the primary frontage street for commercial, institutional, and industrial uses with over two hundred forty (240) linear feet of primary street frontage. The two freestanding signs may be consolidated into one (1) sign not exceeding one (1) square foot per five (5) linear feet of frontage or sixty (60) square feet, whichever is less. In addition, sites having multiple street frontage may erect one (1) additional sign per street frontage.

(H) Commercial, institutional, and industrial complexes (three (3) acres and over). Freestanding signage for commercial, institutional, and industrial complexes shall be restricted to one

freestanding sign per street frontage. In addition, sites having multiple street frontages may erect one additional sign per street frontage. All such signs shall comply with regulations governing signage for commercial, institutional, and industrial complexes which are contained in Table I: Schedule of Regulations for Permanent Signs Requiring Permits.

(I) Institutional Zoning Districts Freestanding Signs

(1) Permitted to include a limited portion of the approved signage, per Table I, as an electronic message board sign.

(2) The electronic message board sign portion is permitted to be a maximum of 20 square feet.

(3) Display Criteria and/or limitations
- (a) Displays shall be limited to messages that appear or disappear from the display with no movement or scrolling. In no case shall the display use a flash mode of operation.
- (b) Content shall be non-pictorial, text information and be a maximum of three lines of copy
- (c) Each message must be displayed for a minimum of 6 seconds.

(4) Luminance Criteria
- (a) Maximum Luminance:
  - (1.) Daytime = 10,000 nits
  - (2.) Nighttime = 300 nits (candela per square meter)
- (b) Maximum luminance above ambient light = 3 nits
- (c) The display must be equipped with automatic and manual dimming controls.
- (d) All electronic message signs shall be equipped with ambient light sensors.

(5) Operation Criteria
- (a) If any part of the sign malfunctions or there is a failure of any component of the message board disrupting the display, the sign will be required to be shut down completely by the owner until the issue is addressed.
- (b) At time of permit submittal operational details on how the sign functions such as dims, and/or changes shall be required.

(6) Free Standing Sign Location requirements
- (a) Required to be ~~parallel~~ perpendicular to the ROW and may not face any residentially zoned property.
- (b) Signs may not be located closer than 100 feet from any side property line abutting a ROW.

(J) On-site directory signs are allowed on properties with multiple buildings and shall be limited to the name of the center and/or the names of the occupants of the center. All directory signs on a premises shall be consistent in design, color, and materials, and the copy shall be identical except that different tenant names can be displayed in each directory sign. One sign per building is allowed with a maximum square footage of thirty-two (32) square feet of total signage. This sign area shall be in addition to the sign area allowed for freestanding (monument) sign.

(K) Multi-story Buildings. A sign prohibited above the second floor of a building with the

exception of building identification signs.

(L) ATM signs. The signs may identify the individual business, logo and principal services offered at the ATM. ATM sign area may be an accumulative of sixteen (16) square feet and must be under sixteen (16) feet in height.

(M) Gas service facility signs. Gas service facilities shall be permitted additional signs not to exceed eight (8) square feet per service island in order to provide information required by State and Federal law, including price and type of fuel, octane rating safety information or to direct traffic. Gas service facility shall be permitted a maximum of twenty 20 square feet for a price sign if it is part of the site's free standing sign permitted under subsection 155.08(G). The price on the site's free standing price sign is permitted to be nonmoving adjustable digital LED (light emitting diode) lights. Facilities with two street frontages may have an additional sign with a maximum area of thirty-two (32) square feet.

(N) Gas station canopy signs. Height of canopy must be shown on the architectural elevations submitted with the site plan. Cumulative sign area for all sides of the canopy is limited to thirty-two (32) square feet. No lighting will be permitted on any side of the canopy that faces residential zoning.

(O) Fuel pump valance signs. Double faced valance signs are permitted above each fuel dispensing unit and any such signs are limited to six (6) square feet per side per island. Only one permit is needed for all said signs at each gas station.

(P) Drive-through and drive-through canopy signage. Up to four (4) drive-through instructional signs such as, but not limited to, "Drive-Thru", "Order Here", "Clearance", "Commercial", "ATM", "Pick- Up", etc. may be submitted on one application with one (1) fee. The square footage for each sign may not exceed four (4) square feet and is in addition to all other allowed facade signage.

(Q) Menu boards, pre-sell boards, and digital order preview screens. Three (3) per ordering lane. Maximum height of six (6) feet. Total size per ordering lane may not exceed sixty (60) square feet cumulatively and can be scrolling adjustable digital LED (light emitting diode) signs. Location must be shown at time of site plan approval.

(R) Menu or sandwich signs. Must be in front of business and not obstruct the walkway and must not be placed in the landscaping.

(S) Billboards. Billboards shall be permitted subject to the requirements of section 158.136 and section 158.137 of the zoning code and the following regulations:

(1) Billboard special exceptions shall be for a period of ten (10) years at which point a new application subject to the then existing regulations shall be submitted. If the

new application is not approved, the billboard and supporting structure shall be removed within sixty (60) days of the date of final city council action.

(2) Billboards shall be subject to annual inspection after receipt of the annual fee. If the fee is not received and/or the billboard does not pass inspection the billboard and supporting structure shall be removed within sixty (60) days of the date of annual renewal. The renewal fee for expired permits shall be doubled.

(3) All billboards shall be located within two hundred (200) feet of the Florida Turnpike or I-95 right-of-way; at least two hundred (200) feet from any land with any residential land use, at least 1500 feet from any other billboard on the same side of the Florida Turnpike or I-95 and shall meet the setback requirement of the zoning ordinance.

(4) Billboards shall be limited to six hundred seventy-two (672) sq. ft. in area with a maximum height of fifty (50) feet. The height shall be measured from the crown of the road which the sign faces.

(5) Billboards may not include flashing lights or animated signs but may include automatic changeable facing billboards if specifically approved as part of the special exception application.

(6) Lighting shall be shielded and shall not be directed at any area with residential, institutional, or commercial land use or zoning nor at any public or private road right-of-way.

(7) Billboards shall be single center mounted steel frame or equivalent and shall meet the city wind load requirements.

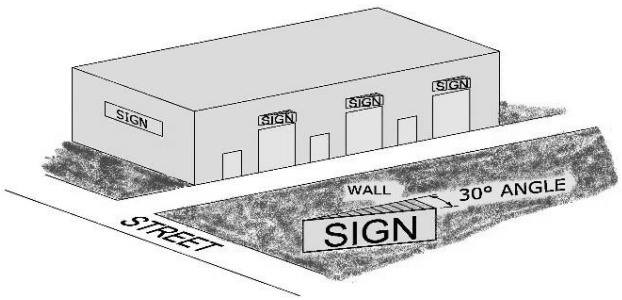
(T) Projecting signs. Projecting signs shall be permitted under the following conditions to allow businesses signage which is visible from the street.

(1) The building shall be oriented on the property perpendicular to the street entrance.

(2) The business frontages are located along this perpendicular wall and not readily visible from the street.

(3) The unit on the street end of the building is the only unit with an eligible signage area visible from the street.

(4) The interior businesses may locate a projecting sign on their business frontage that projects no more than a thirty (30) degree angle from the common wall. (See diagram below).



(5) The bottom of the projecting sign shall be located a minimum of nine (9) feet from the base of the building.

(6) The top of the sign shall not extend above the roof line.

(7) In some cases, the total allowable signage area cannot be accommodated on such a projecting sign because of the overall size. The remaining signage area may be located flush with the wall at that business frontage.

(8) Signage shall not interfere with the clearance for any overhead doors.

(9) Signage shall be adequately constructed and securely anchored in accordance with the latest Florida Building Code.

(10) The sign application shall include a drawing which clearly defines the angle and dimensions of the proposed sign.

(U) Signs on a Canopy or awning. Signs shall be permitted on canopies and awnings subject to the following limitations:

(1) Such signs shall be counted in determining the total area of the wall/facade signs permitted on the wall from which the canopy or awning projects.

(2) Such signs shall indicate only the business name/logo and type of business.

(V) Adult entertainment businesses. Signage for Adult Entertainment Businesses shall be permitted under the following conditions and per Chapter 113, subsection 113- 50(f), Adult Entertainment Code:

(1) Wall signage. Wall signage shall be restricted to one sign to be located on the street frontage wall. The maximum size shall be thirty-two (32) square feet. Neon lighting shall be prohibited. No animation on any part of the sign or building will be allowed.

(2) Freestanding signs. Separate project sites are permitted one freestanding sign limited to thirty- two (32) square feet of sign area to be located on the street frontage. The setback from all property lines shall be ten (10) feet. The height of the sign at the top shall not exceed ten (10) feet above the crown of the road. Neon lighting shall be prohibited. No animation on any part of the sign will be allowed. For multiple use sites, existing freestanding signs may not have available area for all businesses in the project.

(W) Neighborhood signage. Neighborhood identification signs may be permitted within those areas which are defined as follows:

(1) Neighborhoods may be identified as separate subdivisions of a larger subdivision. It may also apply to areas which have distinct characteristics that tie them together.

(2) Freestanding identification signs shall be permitted as follows:

(a) Two sixteen (16) square foot signs, located one on each side of the neighborhood entrance or one thirty-two (32) square foot sign. Maximum height at the top shall be ten (10) feet.

(b) A logo may be included which represents the neighborhood.

(c) Setback from side property lines shall be ten (10) feet. Setback from the street front property line may be five (5) feet provided it is on common property under the jurisdiction of a homeowners association or some similar arrangement. If there is a median at the entrance to the neighborhood, the sign may be placed in the median so as not to obstruct traffic, or interfere with or create a traffic hazard.

(X) Address to be incorporated in the sign design.

(1) Exhibit numerical address on the front facade of building (close to main building entrance) and on the freestanding sign (if provided). All new freestanding signs shall have an address incorporated in the sign design. Where applicable a range of numbers shall be shown: e.g., 2840—2910. Existing signs shall be required to include this numbering upon applying for any change. All other existing signs shall be replaced or changed to include this information as of January 1, 2004. Numbering will not be included as part of the allowed square footage. It shall be composed of numbers six (6) inches minimum to twelve (12) inches maximum in height in the Helvetica Medium typeface. Notification of this requirement to all existing businesses shall be included upon renewal of business tax receipts.

(Y) Rear building signs. Buildings with rear parking may have identification signs on the rear building walls that are no more than four (4) square feet in area. Observe guidelines for "tenant signs attached to buildings" listed above. In the event that the rear of a building faces a public road, the total square footage allowance may be divided between the front and rear. In the case of multiple tenants, no more than a thirty-percent (30%) height variation between tenant signage will be permitted.

Sec. 155.09. - Nonconforming Signs.

(A)

(1) Continuance of Existing Nonconforming Signs. Subject to section 155.11, signs, including billboards, in place and properly maintained, at the time this ordinance is enacted which do not comply with all the provisions of this ordinance but which conform to sign regulations existing prior to enactment of this chapter or which were authorized by the City of Port St. Lucie prior to the effective date of this ordinance may be continued subject to the termination provisions of subsection 155.09(C). No such nonconforming sign shall be changed in any manner.

(2) Subject to section 155.11, any sign which lawfully exists on property annexed into the city after the effective date of this ordinance may be continued although such sign does not conform to all the provisions contained herein. However, all such nonconforming signs shall be removed or brought into conformity with this ordinance not later than five (5) years from the date of annexation of the property where such sign is placed. No such nonconforming sign shall be changed in any manner.

(B) Alterations to nonconforming signs. No existing nonconforming sign shall be structurally altered, moved or have the wording changed unless brought into conformity with the requirements of this section, provided, however that this restriction shall not apply to the change of copy on changeable copy signs. Alterations to nonconforming signs which do not bring the signs into compliance may be permitted as part of an approved master sign program.

(C) Termination of nonconforming signs. Nonconforming signs shall be terminated and removed in the following manner:

(1) By abandonment. Abandonment of a nonconforming sign shall require the real property owner immediately to remove such sign or bring it into conformity.

(2) By violation. Any violation of this chapter other than the existing nonconforming status of a sign at the time of enactment of this chapter shall require the owner immediately to remove such sign.

(3) By destruction, damage or deterioration. The use of any nonconforming sign shall terminate whenever the sign is damaged or destroyed, or become substandard under any applicable city code, or becomes a hazard or danger, and upon termination shall be removed.

(4) The use of a nonconforming window sign shall terminate eighteen (18) months from the date on which such sign becomes or became nonconforming unless the said sign is brought into conformance with all provisions of this

chapter.

(5) Grandfather clause. The use of a nonconforming sign shall terminate five (5) years from the date on which such sign becomes or became nonconforming unless the said sign is brought into conformance with all provisions of this chapter.

Sec. 155.10. - Removal of Prohibited Signs.

(A) General policy regulating removal. The code compliance division shall notify the owner or other persons having control or authority over a sign prohibited pursuant to section 155.05, in accordance with section 155.11 and specify a reasonable time for removal or other required action regarding the sign. Notwithstanding, this provision, hazardous signs or any sign placed upon public property or public right-of-way without specific authorization herein may be removed immediately by the code compliance division without prior notice. The code compliance division shall allow a prohibited sign to remain only for the minimum time reasonably necessary for its removal.

(B) Unlawful signs. Any sign installed prior to the effective date of this chapter, which required a permit or required other approval of the city, wherein no proper permit or permission was obtained, is an unlawful sign and shall be subject to removal in accordance with this chapter unless a permit is obtainable and is obtained under this section, according to the time frame outlined in a notice of the unlawfulness of such sign.

Sec. 155.11. - Enforcement of the Sign Ordinance.

(A) Duty of enforcement. The code compliance division shall have responsibility for enforcing the provisions of this chapter. The building department shall have the responsibility of enforcement of the applicable building codes. When the building department performs sign or related permit inspections, they shall note and forward any non-building code violations to code compliance division.

(B) Removal of prohibited, unlawful and nonconforming signs. At the termination of the time periods for which prohibited, unlawful or nonconforming signs are permitted to remain under this chapter, all such signs placed and maintained on public or private property in violation of this chapter shall be removed by the owner or lessee upon order of the code compliance division as required herein.

(C) Violations and enforcement procedures. Violations of this code shall be cited by the code compliance division pursuant to procedures incorporated into §§ 37.05 through 37.09 of the City Code.

(D) Penalties for violation. Any owner or lessee failing to remove any such sign or structure within the ordered time period, or any person who violates, disobeys, omits, neglects, or

refuses to comply with, or who resists, the enforcement of any of the provisions of this chapter shall, upon conviction thereof, be punished as provided in section 37.07 of the City Code. Forfeiture of bond(s) posted shall be automatic upon a conviction of this chapter.

(E) Procedures for a variance request. The procedure for seeking a variance to the terms of this code shall be as outlined in the Zoning Ordinance (sections 158.295 through 158.302). Variances may be considered for size, height and location of signs. Applicants are required to submit elevation drawings and dimensions of proposed signs and changes. As a part of any such request, the applicant is required to propose additional beautification improvements to the project such as increased landscaping. A variance shall not be granted to subsections 155.06 (B), (C), (D) or (E).

(F) Procedures for an Appeal. The procedures for appeal shall be as outlined in the Zoning Ordinance (sections 158.335 through 158.341).

(G) Table I (Sub-tables A-F)

A

Free Standing Signs

Use	Maximum Square footage per sign	Maximum Square footage cumulative	Maximum Height	Minimum Setback from property lines	Number of Signs permitted	Direct Lighting	Indirect Lighting
Multi-Family > 10 units	32	N/A	10’	10’	Section 155.08 (A) (2)	No	Yes
Subdivision Entrance	32	N/A	10’	10’	Section 155.08 (A) (3)	No	Yes
Government Directional Sign	4	N/A	10’	10’	N/A	No	No

B

Free Standing Sign Continued - Commercial, Institutional, and Industrial

Use	Maximum Square footage per sign	Maximum Square footage cumulative	Maximum Height	Minimum Setback from property lines	Number of Signs permitted	Direct Lighting	Indirect Lighting
< 3 acres	32	32	10’	10’	Section 155.08 (G)	Yes	Yes
NOTE: S.F. calculated = 1 S.F. per 5 lineal Ft. of lot frontage							
3-4.9 acres	60	Note	10’	10’	Section 155.08	Yes	Yes

5-9.9 acres	100	Note	10’	10’	(H)	Yes	Yes
10-19.9 acres	150	Note	15’	10’		Yes	Yes
20 and greater acres	200	Note	20’	10’		Yes	Yes

C

Façade Signs (Residential)

Use	Maximum Square footage per sign	Maximum Square footage cumulative	Maximum Height	Minimum Setback from property lines	Number of Signs permitted	Direct Lighting	Indirect Lighting
Multi Family > 10 units	16	N/A	20’	N/A	Section 155.08 (A) (1)	No	Yes

D

Façade Signs (Commercial, Institutional, and Industrial)

Use	Maximum Square footage per sign	Maximum Square footage cumulative	Maximum Height	Minimum Setback from property lines	Number of Signs permitted	Direct Lighting
< 10,000 Square foot Buildings	32 Sq. Ft. + 1.5 Sq. Ft. for each lineal ft. of business frontage over 20'	Not to exceed 200 Square feet	See 155.08 (E) & (K)	N/A	1 per business façade/section of a façade	Yes, as long as the said sign is not facing residentially zoned property
10,000 – 25,000 Square Foot Buildings		Not to exceed 200 Square feet				
> 25,000 Square Foot Buidling		Not to exceed 200 Square feet				

E

Window Signs

Use	Maximum Coverage of each window and/or door glass	Maximum Height
Commercial	40%	Section 155.08 (E) & (K)

Convenience Store	20%	

F				
Temporary Signs				
	Under 5 acres		5 acres and over	
Zoning District	Aggregated Size	Height	Aggregated Size	Height
GU	32 sq. ft.	10 ft.	60 sq. ft.	10 ft.
RE, RS-1, 2, 3	16 sq. ft.	6 ft.	32 sq. ft.	10 ft.
RM-5, 8, 11, 15	16 sq. ft.	6 ft.	32 sq. ft.	10 ft.
RMH	16 sq. ft.	6 ft.	32 sq. ft.	10 ft.
OSR	32 sq. ft.	10 ft.	60 sq. ft.	10 ft.
OSC	32 sq. ft.	10 ft.	60 sq. ft.	10 ft.
I	32 sq. ft.	10 ft.	60 sq. ft.	10 ft.
P	32 sq. ft.	10 ft.	60 sq. ft.	10 ft.
CN	32 sq. ft.	10 ft.	60 sq. ft.	10 ft.
CG	32 sq. ft.	10 ft.	60 sq. ft.	10 ft.
CH	32 sq. ft.	10 ft.	60 sq. ft.	10 ft.
CS	32 sq. ft.	10 ft.	60 sq. ft.	10 ft.
WI	32 sq. ft.	10 ft.	60 sq. ft.	10 ft.
IN	32 sq. ft.	10 ft.	60 sq. ft.	10 ft.
U	32 sq. ft.	10 ft.	60 sq. ft.	10 ft.
PUD	32 sq. ft.	10 ft.	60 sq. ft.	10 ft.
MPUD	32 sq. ft.	10 ft.	60 sq. ft.	10 ft.
LMD	32 sq. ft.	10 ft.	60 sq. ft.	10 ft.

Sec. 155.12. - Text Amendments.

Text amendments to the Sign Code shall be subject to the same requirements, process, and procedure outlined in sections 158.316—158.321 of the Code for text amendments to the Zoning Code.

Chapter 155 Sign Code

Text Amendment

(P24-016)

Planning and Zoning Board – March 5, 2024

Daniel Robinson, Planner III

Summary:

Proposed amendment to Chapter 155, “Sign Code” (Exhibit A) of the Code of Ordinances of the City of Port St. Lucie to provide some content neutral updates and clarifications on sign code regulations.

Modification Request

Proposed amendment to Chapter 155, “Sign Code”, of the Code of Ordinances of the City of Port St. Lucie. Staff has updated the sign code pertaining to content neutrality and provided clarification within the chapter. Staff is taking a proactive approach instead of reacting to any future possible issues as it concerns content-based regulations.

Modification Request

- Clarifying or spelling updates – 155.03 (C)(1)(a) – 155.04 (B) (2) – 155.04 (B) (12)&(20)
- Removal of Real Estate sign regulations - 155.04 (B)5 (They are all regulated under Temporary sign regulations.)
- Clarification of flag regulations - 155.04 (B)6
- Correction of numbering - 155.04 (B)10-21
- Clarification of parking lot signs (Posted signs) - 155.04 (B)15
- Provide ability for existing signs to change panels without permit review - 155.04 (B)18
- Removal of content regulations for model home feather flags 155.08 (B)
- Correction of free standing sign directional position – 155.08 (I)(6)
- Update to spellings to provide consistency - 155.08 (P)

Planning & Zoning Staff Recommendation

The Planning and Zoning Department finds the proposed text amendment to be consistent with the intent and direction of the City's comprehensive plan and recommends approval.

Agenda Summary

2024-210

Agenda Date: 3/5/2024 **Agenda Item No.:** 8.a

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P21-148 Wilson Groves Parcel A - Master Planned Unit Development (MPUD) - Rezoning

Location: The property is generally located north of Becker Road, west of future roadway N/S B, east of future roadway N/S A and south of the future extension of SW Hegener Drive.
Legal Description: The property is legally described as a portion of the Alan Wilson Plat.
This is a request to rezone 390.375 acres of property, more or less, from the zoning designation of SLC AG-5 to City MPUD.

Submitted By: Bridget Kean, AICP, Deputy Director Planning and Zoning

Executive Summary: ACR Acquisition, LLC, has applied to rezone approximately 390.375 acres of property located with the Wilson Groves DRI from the zoning designation of St. Lucie AG-5 (1 dwelling unit per five acres) to City of Port St. Lucie MPUD (Master Planned Unit Development).

As proposed, the MPUD will provide for a gated residential subdivision for up to 1,180 residential uses along with clubhouse, other civic uses, and public or private recreation uses consistent with the property's underlying residential land use sub-district. As depicted on Exhibit 16A, the MPUD concept plan, primary access will be provided along Becker Road. A secondary access point will be located on future road N/S A. A designated emergency access driveway for emergency services will be located on future road N/S B. A traffic study has been submitted for the project and has been reviewed by the Public Works Department. As a condition of approval, City staff is recommending the traffic study be revised to remove reference to age-restricted units prior to the public hearing before the City Council. City staff is also recommending the MPUD be revised prior to the public hearing before the City Council to reflect additional transportation requirements to establish a timeline for the completion of N/S A from Becker Road to the secondary entrance on N/S A.

Presentation Information: Staff will provide a presentation.

Staff Recommendation: Move that the Board recommend approval of the MPUD application as recommend by the Site Plan Review Committee and subject to the following conditions:

1. The traffic study is updated to remove all references to age-restricted units prior to the public hearing before the City Council.
2. The MPUD shall be revised to reflect additional transportation requirements to establish a timeline for the completion of N/S A from Becker Road going north to the second entrance of this Parcel A MPUD consistent with Section 158.187 (B)(1)a) of the City of Port St. Lucie Code of Ordinances prior to the public hearing before the City Council.

Alternate Recommendations:

1. Move that the Board amend the recommendation and recommend approval subject to the conditions noted above.
2. Move that the Board not approve the MPUD application and provide staff direction.

Background: The Site Plan Review Committee recommended approval of the proposed MPUD concept plan at the August 11 2021 Site Plan Review Committee meeting.

Issues/Analysis: See attached staff report.

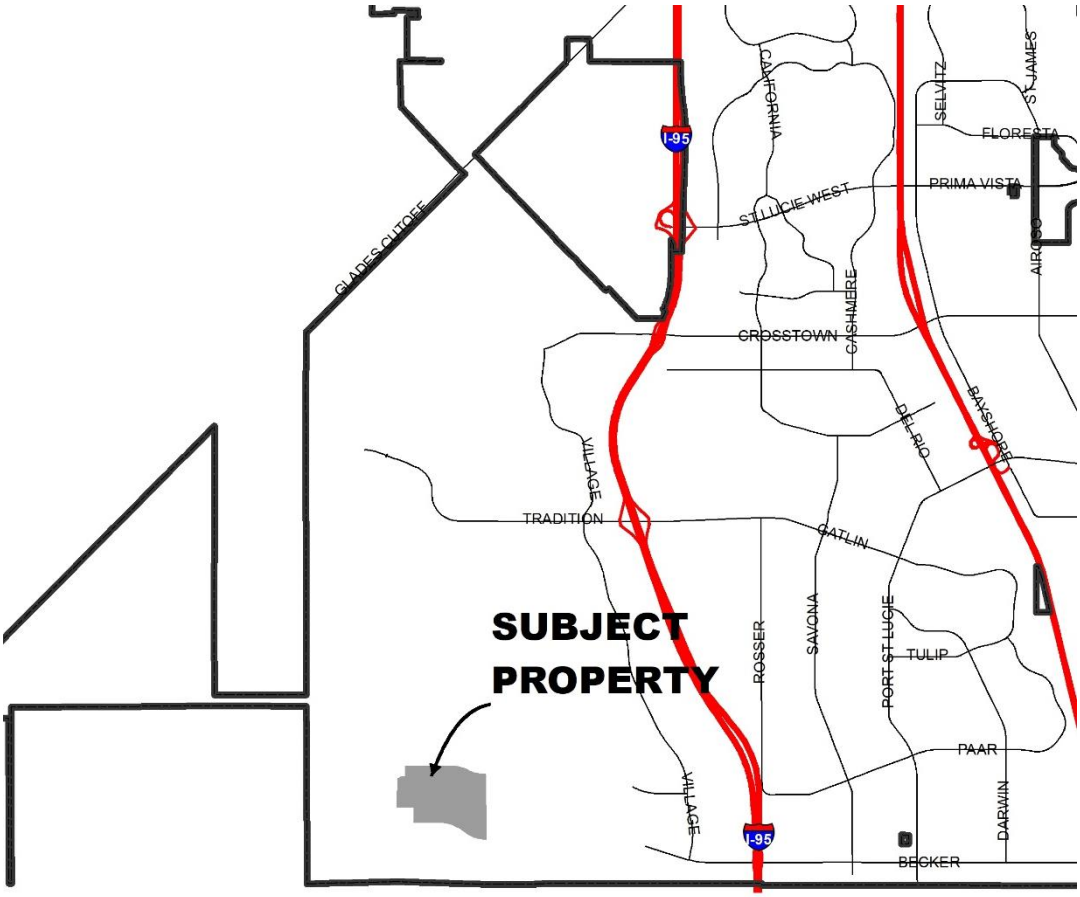
Special Consideration: N/A

Location of Project: The property is generally located north of Becker Road, west of future roadway N/S B, east of future roadway N/S A and south of the future extension of SW Hegener Drive.

Attachments:

1. Staff Report
2. Exhibit “A” Wilson Groves Parcel A MPUD
3. Public Works Traffic Memo
4. Applicant’s Traffic Study
5. Warranty Deed
6. Staff Presentation

Wilson Groves - Parcel A
MPUD Rezoning Application
P21-148



Project Location Map

SUMMARY

Applicant's Request:	An application to rezone 390.375 acres of property, more or less, from the zoning designation of SLC AG-5 to City MPUD.
Applicant:	Dan Sorrow, AICP, Cotleur and Hearing, Inc.
Property Owner:	ACR Acquisition, LLC
Location:	The property is generally located north of Becker Road, west of future roadway N/S B, east of future roadway N/S A and south of the future extension of SW Hegener Drive.
Address:	Not assigned
Application Type:	MPUD (Master Planned Unit Development) rezoning, Quasi-Judicial
Project Planner:	Bridget Kean, AICP, Deputy Director

Project Description

ACR Acquisition, LLC, has applied to rezone approximately 390.375 acres of property located with the Wilson Groves DRI from the zoning designation of St. Lucie AG-5 (1 dwelling unit per five acres) to City of Port St. Lucie MPUD (Master Planned Unit Development). The subject property is located north of Becker Road, south of SW Hegener Drive (FKA Paar Drive), and between N/S A and N/S B in the area identified as Parcel A on Map H of the Wilson Groves DRI. The Wilson Groves DRI is approved for 7,700 residential units; 765,000 square feet of retail use; 1,583,250 square feet of office use; 1,361,250 square feet of light industrial use; 382,872 square feet of institutional and civic uses; two K-8 school sites, and 90 acres for parks. The land use sub-district designations within the Wilson Groves DRI are: 57 acres of Neighborhood/Village Commercial, 566 acres of Mixed-Use, and 1,876 acres of Residential. The property that is the subject of this application for MPUD rezoning is located within a residential sub-district.

As proposed, the MPUD will provide for a gated residential subdivision for up to 1,180 residential uses along with clubhouse, other civic uses, and public or private recreation uses consistent with the property's underlying residential land use sub-district. As depicted on Exhibit 16A, the MPUD concept plan, primary access will be provided along Becker Road. A secondary access point will be located on future road N/S A. A designated emergency access driveway for emergency services will be located on future road N/S B. A traffic study has been submitted for the project and has been reviewed by the Public Works Department. As stated in the study, the project will generate 1,011 p.m. peak hour trips using single family trip generation rates. The study also includes references to the trips that would be generated using age restricted units. Since the transportation requirements in the Wilson Groves DRI are based on single-family trip generation rates, City staff is recommending the traffic study be revised to remove all references to age-restricted units prior to the public hearing before the City Council. City staff is also recommending the MPUD be revised prior to the public hearing before the City Council to reflect additional transportation requirements to establish a timeline for the completion of N/S A from Becker Road north to second entrance on N/S A consistent with City Code requirements.

This application is associated with an application to amend Figure 1-6 of the Future Land Use Element (P23-201) and an application to amend Map H of the Wilson Groves DRI (P21-127). Figure 1-6 is the conceptual land use plan for the Wilson Groves NCD Land Use District and Map H is the master development plan for the Wilson Groves DRI. Both applications adjust the locations for the Mixed Use, Neighborhood/Village Commercial, and the Residential sub-districts to accommodate a revised development plan for the Wilson Groves DRI. These applications received a recommendation of approval by the Planning and Zoning Board at a special meeting of the Board on November 28, 2023. Following the Planning and Zoning Board public hearings, the City Council transmittal hearing for the comprehensive plan text amendment was held on December 11, 2023 (P23-201). There were no objections to the proposed amendment from the state land planning agency (Florida Department of Commerce) or reviewing agencies. The adoption hearings for both the comprehensive plan amendment, P23-201, and the DRI amendment, P21-127, are scheduled for the March 12, 2024 City Council meeting.

The proposed MPUD is attached as Exhibit "A" of the staff report.

Previous Actions and Prior Reviews

The Site Plan Review Committee recommended approval of the proposed MPUD amendment and concept plan at the August 11, 2021 Site Plan Review Committee meeting.

Public Notice Requirements

Public notice was mailed to owners within 750 feet of the subject property and the file was included in the ad for the Planning & Zoning Board's agenda.

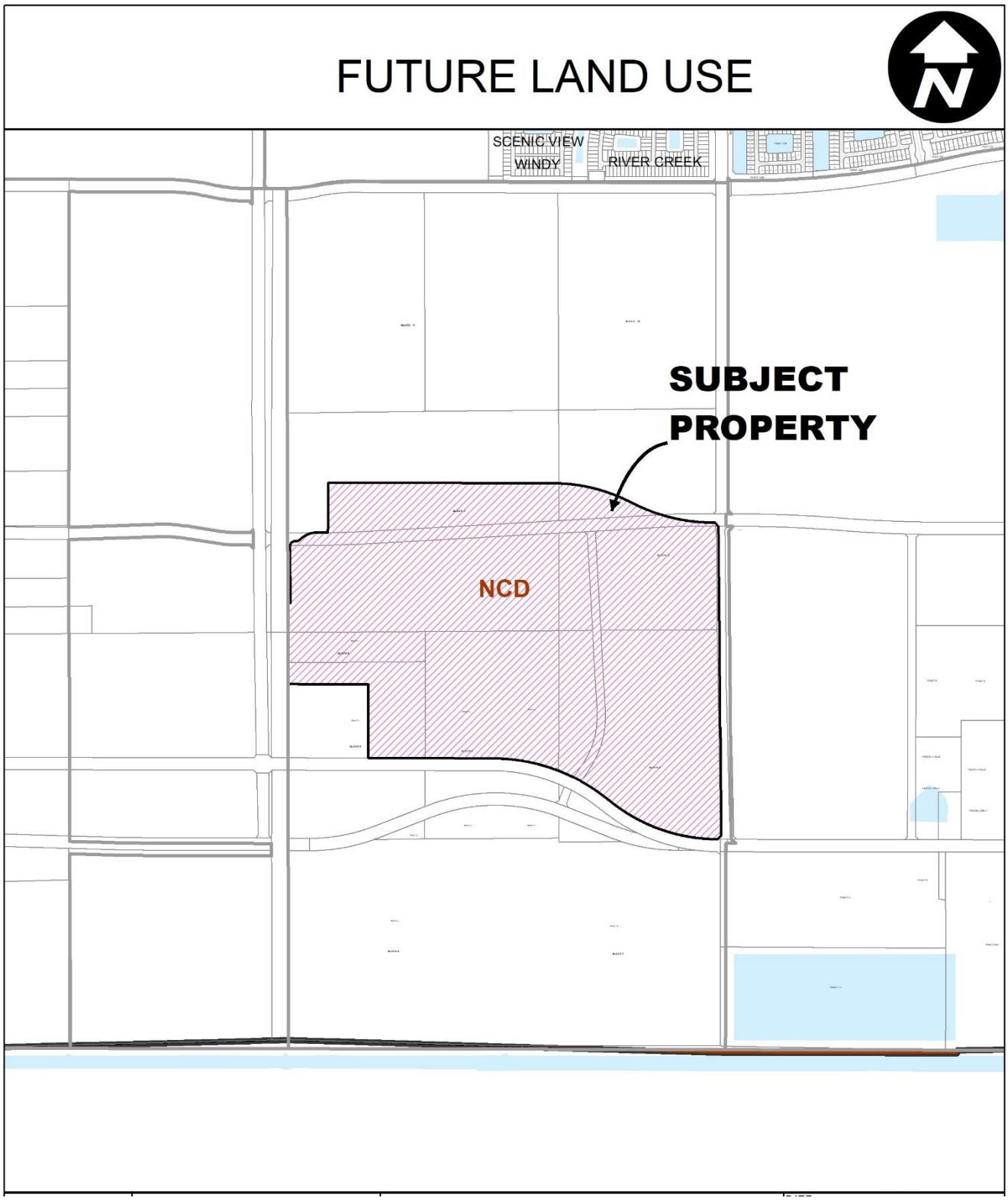
Location and Site Information

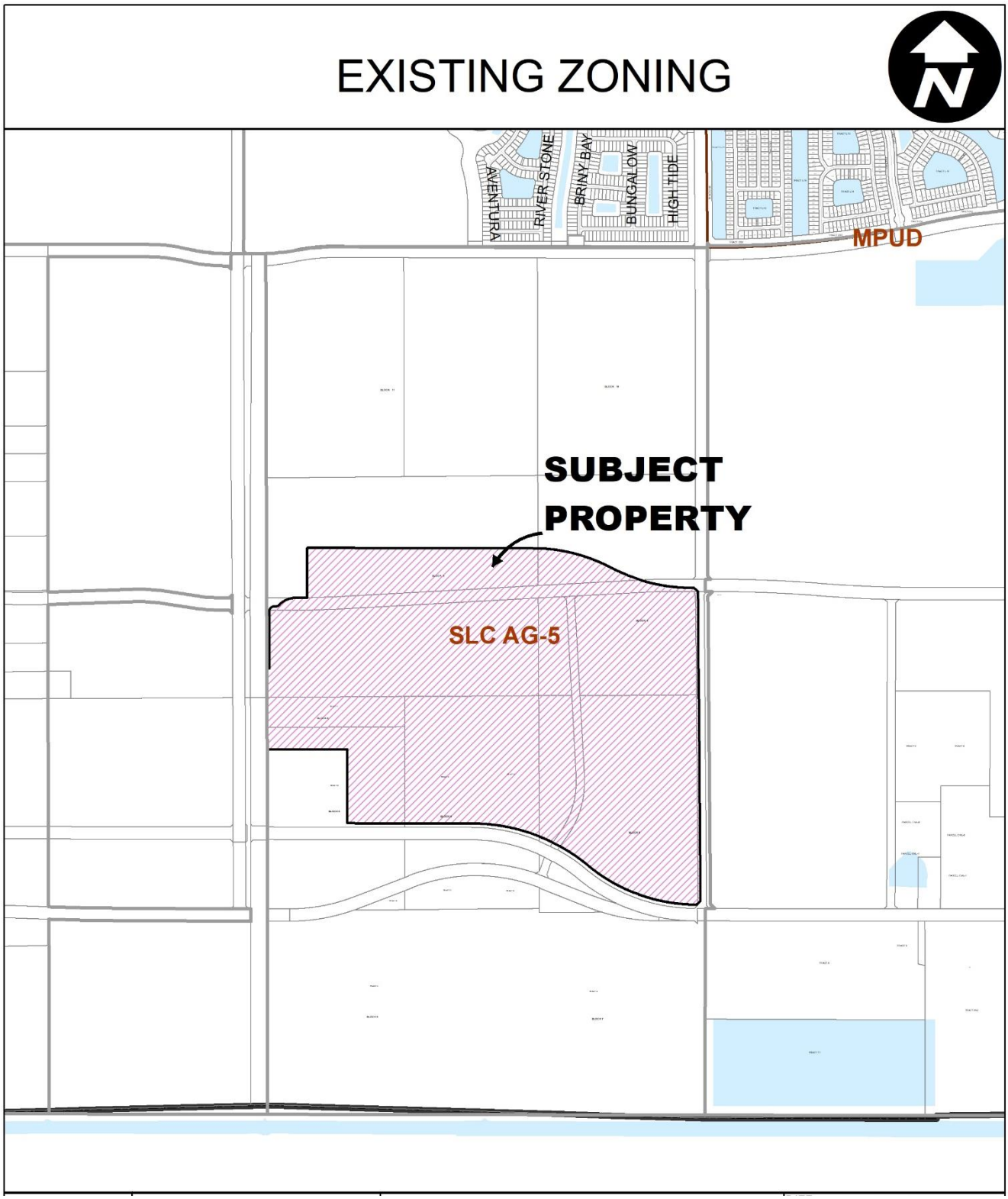
Property Size:	390.375 acres, more or less
Legal Description:	A portion of Alan Wilson Grove Plat as recorded in Plat Book 12, Page 50, of the Public Records of St. Lucie County, Florida. A complete legal description is included in the MPUD regulation book.
Future Land Use:	NCD (New Community Development District)
Existing Zoning:	St. Lucie County AG-5 (1 dwelling unit per 5 acres)
Existing Use:	Vacant Land
Proposed Zoning:	MPUD (Master Planned Unit Development)
Proposed Use:	Residential MPUD

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	NCD	SLC AG-5	Vacant land within the Wilson Groves DRI
South	NCD	SLC AG-5	Vacant land within the Wilson Groves DRI
East	NCD	SLC AG-5	Vacant land within the Wilson Groves DRI
West	NCD	SLC AG-5	Vacant land within the Wilson Groves DRI

NCD – New Community Development District
SLC AG-5 – St. Lucie County AG-5 (1 dwelling unit per 5 acres)


FUTURE LAND USE
SCENIC VIEW
WINDY
RIVER CREEK
SUBJECT PROPERTY
NCD


EXISTING ZONING
AVENTURA
RIVER STONE
BRINY BAY
BUNGALOW
HIGH TIDE
MPUD
SUBJECT PROPERTY
SLC AG-5

IMPACTS AND FINDINGS

Land Use Consistency: The subject property is located within a residential land use sub-district and the proposed MPUD is consistent with Policies 1.2.2.2 and 1.2.2.3 of the Future Land Use Element regarding the development of residential neighborhoods within an NCD District and Policy 1.2.3.4 regarding the provision of pedestrian/bicycle paths to interconnect residential and non-residential areas.

Per Policy 1.2.2.2, residential areas shall contain neighborhoods of housing, which neighborhood may also contain schools, parks, places of worship and civic facilities essential to the daily life of the residents.

MPUD REZONING REQUIREMENTS

Project DescriptionThe MPUD allows for construction of up to 1,180 dwelling units for a density of approximately 3.0 dwelling units per acre. It allows for single-family detached units, paired villas, townhouse units, park or playground, clubhouse, and community gardens.

Standards for District Establishment

Area Requirement	Section 158.187(A) of the Zoning Code establishes a minimum size of 50 acres for an MPUD in a residential sub-district. The Wilson Groves Parcel A MPUD is approximately 390.375 acres in size.
Relation to Major Transportation Facilities	The Wilson Groves Parcel A MPUD property is located north of Becker Road, south of SW Hegener Drive (fka Paar Drive), and bound by future road N/S A to the west and future road N/S B to the east. The main access to the project will be via a driveway along Becker Road. A future access point will be a driveway located along N/S A. A future emergency access driveway will be located along N/S B.
Development of Regional Impact	The subject property is located with the Wilson Groves DRI.
Relation to Utilities, Public Facilities, and Services	The subject property is served by Port St. Lucie Utility Systems Department for water and wastewater, FPL for power, and a public service provider acceptable to the city will provide phone, gas and cable service. All utilities will be underground.
Evidence of Unified Control of Area	Evidence of unified control has been provided by ACR Acquisition, LLC, as the owner and developer of property and the overall Wilson Groves DRI.

MPUD Conceptual Master Plan and Regulation Book Requirements

MPUD Concept Plan and Regulation Book	Provided
Land Use sub-areas	The property that comprises the Wilson Groves Parcel A MPUD is within a designated Residential sub area as shown on Figure 1-6 of the Comprehensive Plan. Figure 1-6 is the conceptual land use plan for the Wilson Groves NCD District. Policies 1.2.2.2 and 1.2.2.3 of the Comprehensive Plan address development of residential sub-districts. Residential areas must be a minimum

	size of 10 acres and a maximum size of 750 acres. The Wilson Groves Parcel A MPUD is approximately 390.375 acres in size.
Zoning Regulations for each land use	Provided in the MPUD document
Provision for Pedestrian Circulation	The MPUD provides for sidewalks adjacent to streets with connections to the neighborhoods.
Transit Oriented Design Features	Two future mass transit stop easements, one proximate to the Becker Road primary project entry and one proximate to the N/S A secondary project entry, will be denoted at time of the applicable final plat for the future possibility of transit stops at these locations.
Off Street Parking and Loading Requirements	Provided for in the MPUD zoning document
Underground Utilities	All utilities will be underground
Open Space	Provided for in the MPUD zoning document including requirements for usable open space.
Wetlands and Uplands	The Developer shall comply with all wetland mitigation requirements of the U.S. Army Corps of Engineers and South Florida Water Management District per the Wilson Groves DRIs.
Stormwater	The project provides for onsite stormwater retention as depicted on the conceptual master plan.
Landscaping and Buffering Requirements	Provided for in the MPUD zoning document

RELATED PROJECTS

P21-127 – Wilson Groves DRI Map H Amendment Application
P23-201- Wilson Groves Comprehensive Plan Text Amendment to Figure 1-6 Application
P23-183 – Wilson Groves DRI Concept Plan Application

STAFF RECOMMENDATION

The Site Plan Review Committee recommended approval of the proposed MPUD amendment and concept plan at the August 11, 2021 Site Plan Review Committee meeting. The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the future land use map and policies of the City's Comprehensive Plan and recommends approval subject to the following conditions:

1. The traffic study is updated to remove all references to age-restricted units prior to the Public Hearing by the City Council.
2. The MPUD shall be revised to reflect additional transportation requirements to establish a timeline for the completion of N/S A from Becker Road going north to the second entrance of this Parcel A MPUD consistent with Section 158.187 (B)(1)a) of the City of Port St. Lucie Code of Ordinances prior to the public hearing before the City Council.

Planning and Zoning Board Action Options:

- Motion to recommend approval to the City Council
- Motion to recommend approval to the ity Council with conditions
- Motion to recommend denial to the City Council

Please note: Should the Board need further clarification or information from either the applicant and/or staff, it may exercise the right to *table* or *continue* the hearing or review to a future meeting.

Presented to:
City of Port St. Lucie Planning and Zoning Department
121 SW Port St. Lucie Blvd.
Port St. Lucie, Florida 34984

REZONING AND MASTER PLANNED UNIT DEVELOPMENT

WILSON GROVES – PARCEL A

Revised February 27, 2024

City of Port St. Lucie Project No.: P21-148

PSLUSD #11-681-00

	Approval Date	PSL Project No:	Ord No:
Original Base	TBD	P21-148	TBD

Prepared by:
Cotleur & Hearing
1934 Commerce Lane, Suite 1
Jupiter, FL 33458
Ph. 561-747-6336

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EXHIBIT 2
LIST OF PROJECT PROFESSIONALS

LANDOWNER:	ACR ACQUISITION, LLC Alexander Akel, President 7111 Fairway Drive, Suite 210 Palm Beach Gardens, FL 33418 T: (561) 359-3049 alex@akelhomes.com
DEVELOPER:	ACR ACQUISITION, LLC Alexander Akel, President 7111 Fairway Drive, Suite 210 Palm Beach Gardens, FL 33418 T: (561) 359-3049 alex@akelhomes.com
PLANNER/CONSULTANT:	COTLEUR & HEARING Daniel Sorrow, Senior Partner 1934 Commerce Lane, Suite 1 Jupiter, FL 33458 T: (561) 406-1012 F: (561) 747-1377 dsorrow@cotleur-hearing.com
LEGAL COUNSEL:	LEWIS LONGMAN WALKER Tara W. Duhy, Executive Shareholder 360 South Rosemary Avenue, Suite 1100 West Palm Beach, FL 33401 T: (561) 640-0820 tduhy@llw-law.com

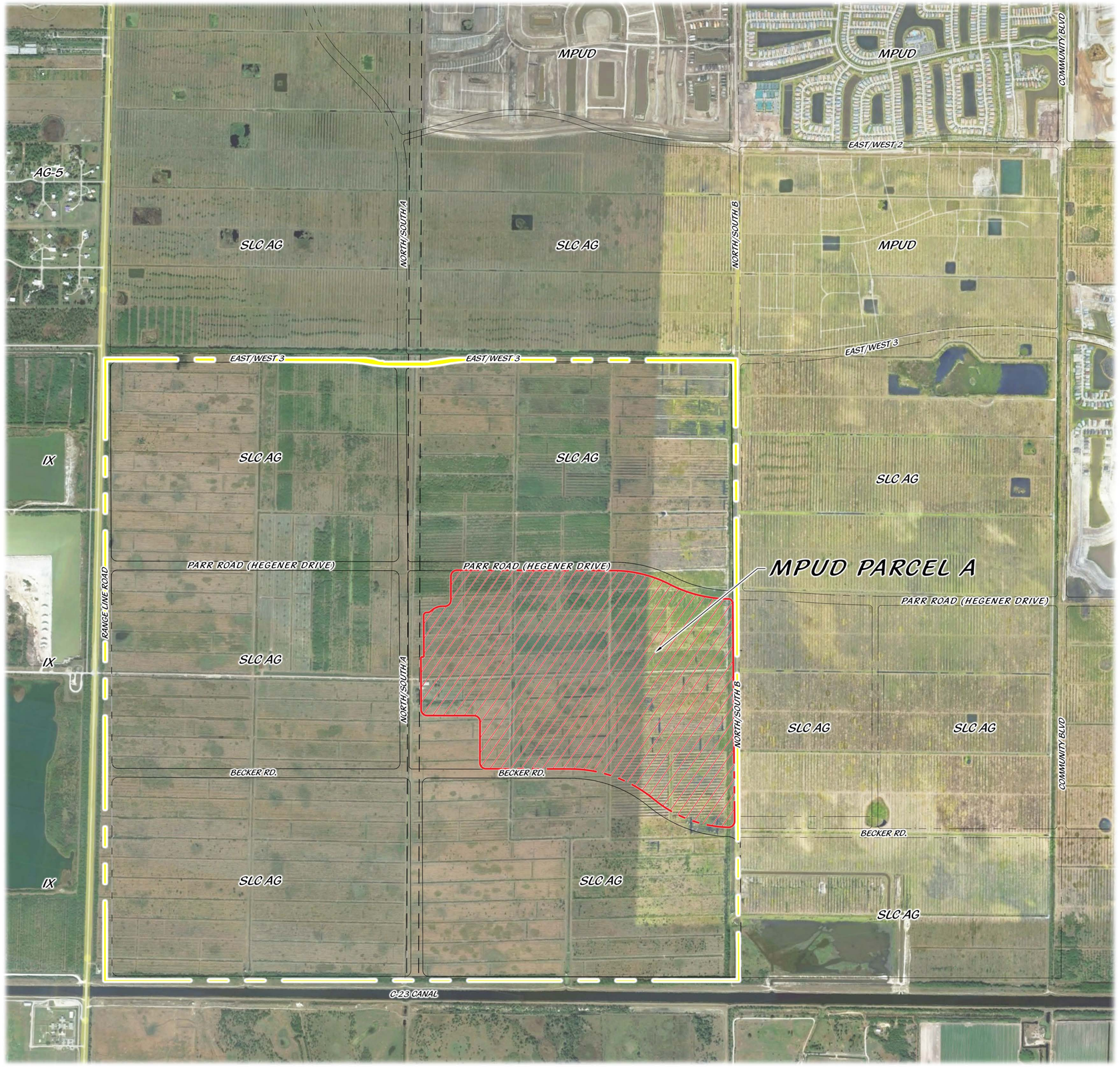
EXHIBIT 3
INTRODUCTION

The comprehensive area of the Parcel A MPUD for Wilson Groves (a/k/a Sundance MPUD) is 390.3748 acres included as part of the Wilson Groves Development of Regional Impact (Wilson Groves DRI). The Parcel A MPUD is a proposed residential development within Wilson Groves that is generally located north of Becker Road and west of North/South B (N/S B) Road. The sole land use sub-district included within this Parcel A MPUD is residential.

The Wilson Groves Parcel A MPUD will consist of approximately 390 acres of residential land use. The residential area may consist of neighborhoods of housing, schools, parks, places of worship and civic facilities essential to the daily life of the residents. This Parcel A MPUD is set to ensure the development has consistent standards and regulations to meet the developer's needs and City's expectations. The area will be supplied with water and wastewater service by the City of Port St. Lucie Utility Systems Department (PSLUSD) and will comply with all applicable City Ordinances, Policies, Specifications, and Regulatory Agencies governing such service. The primary access point will come from Becker Road, the secondary access point will come from North/South A road, and the designated EMS-only access point will come from N/S B.

EXHIBIT 4
SITE LOCATION MAP

(See next page)



LEGEND

MPUD PARCEL A

PSLUSD# 11-681-00
PSL# P21-148
EXISTING ZONING MAP

0' 500' 1000' 2000' 3000' 4000'

Scale: 1" = 500'

North

Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-C000239

MPUD PARCEL A
Port St. Lucie, Florida

DESIGNED DTS
DRAWN PRP
APPROVED DTS
JOB NUMBER 20-0518
DATE 12-22-23
REVISIONS

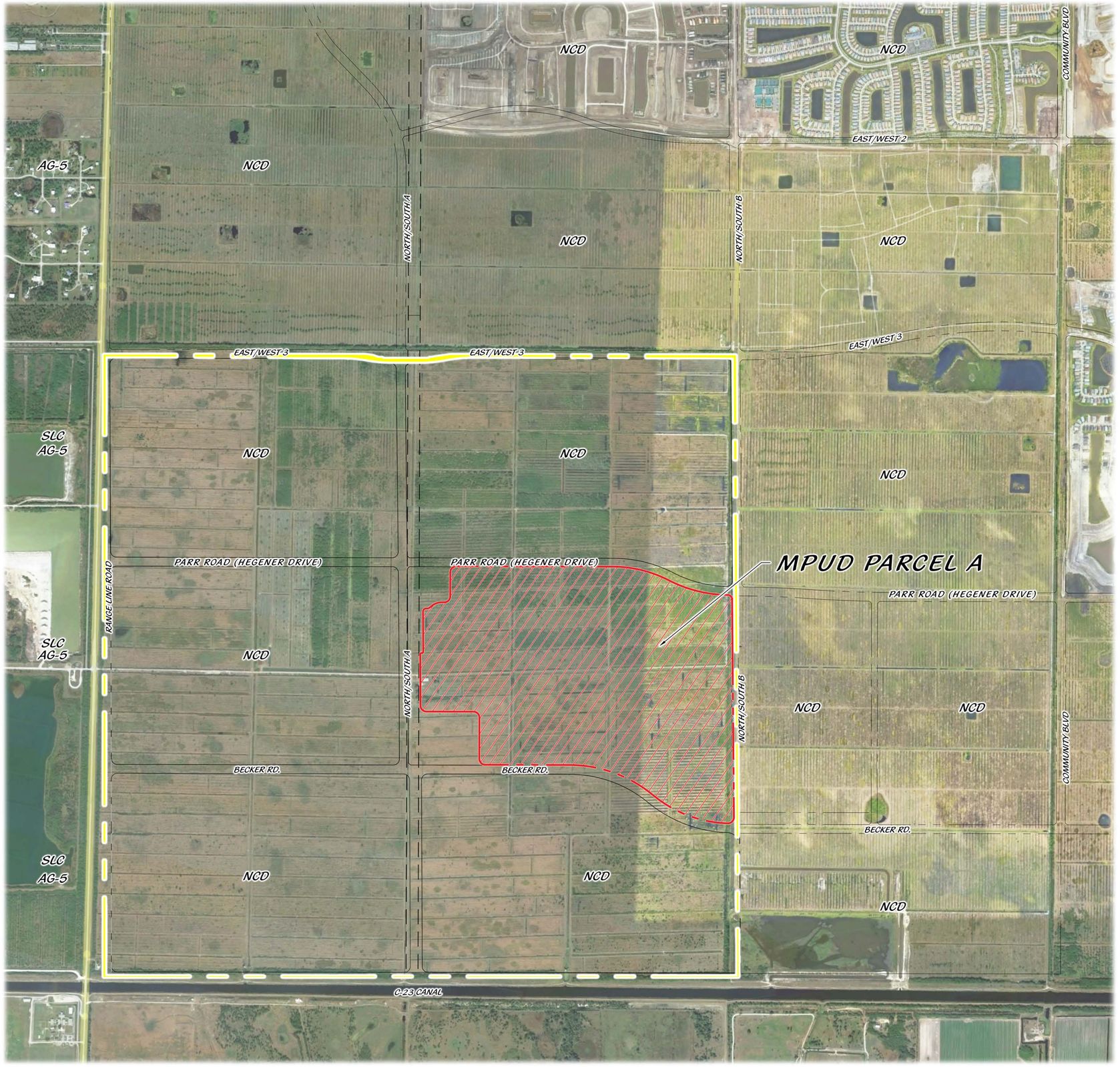
December 18, 2023
Drawing: 20-0518_PUD MASTER PLAN_12-18-23.DWG

SHEET 1 OF 1

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These drawings are the property of the architect and are not to be used for extensions or on other projects except by agreement in writing with the architect. Immediately report any discrepancies to the architect.

EXHIBIT 5
FUTURE LAND USE CONTEXT MAP

(See next page)



LEGEND

MPUD PARCEL A

PSLUSD# 11-681-00
PSL# P21-148
EXISTING FUTURE LAND USE MAP

0' 500' 1000' 2000' 3000' 4000'

Scale: 1" = 500'

North

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Landscape Architects
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Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
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MPUD PARCEL A
Port St. Lucie, Florida

DESIGNED	DTS
DRAWN	PRP
APPROVED	DTS
JOB NUMBER	20-0518
DATE	12-22-23
REVISIONS	

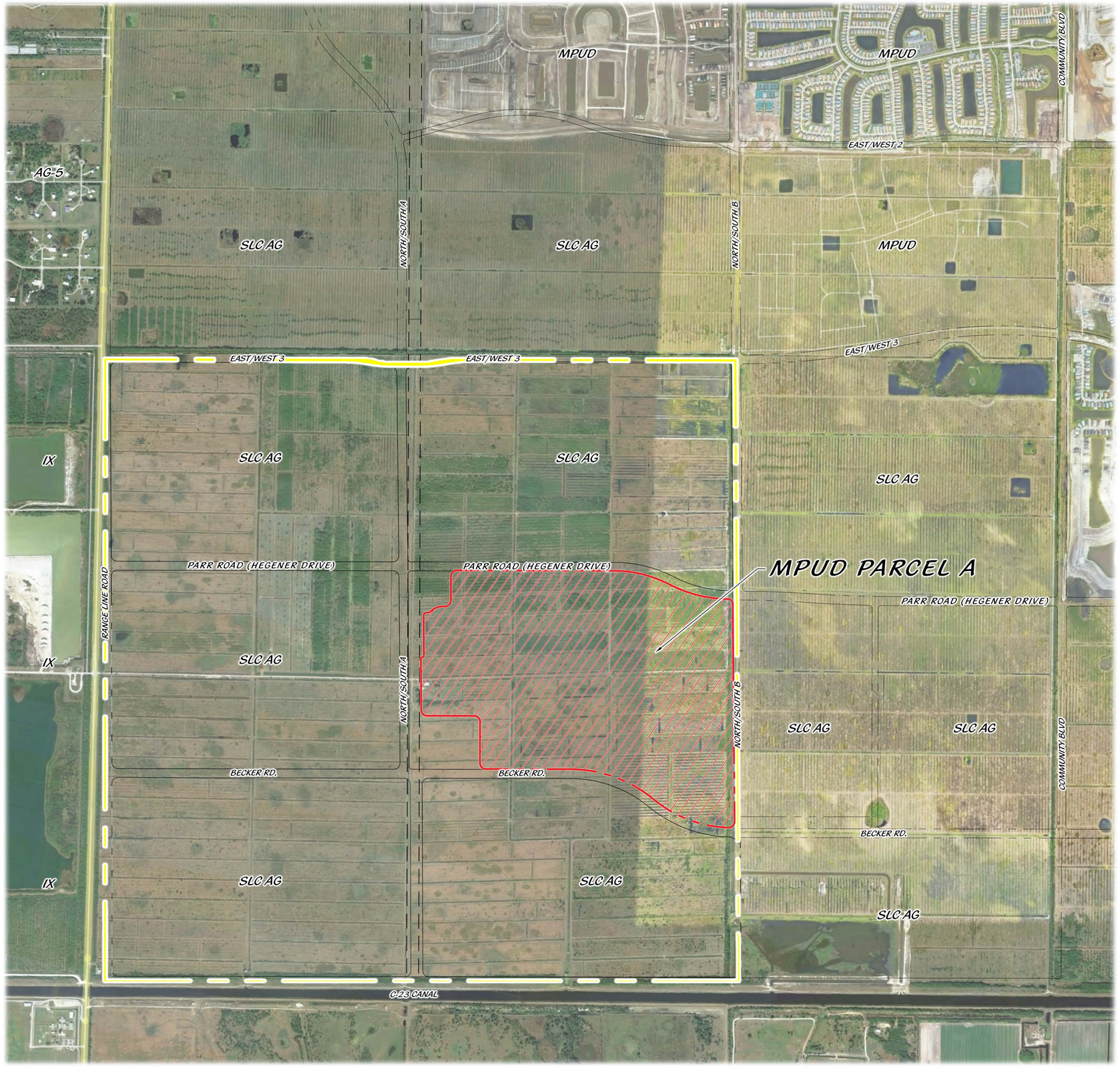
December 18, 2023
Drawing: 20-0518_PUD MASTER PLAN_12-18-23.DWG

SHEET 1 OF 1

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EXHIBIT 6
ZONING CONTEXT MAP

(See next page)



LEGEND

MPUD PARCEL A

PSLUSD# 11-681-00
PSL# P21-148
EXISTING ZONING MAP

0' 500' 1000' 2000' 3000' 4000'

Scale: 1" = 500'

North

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Lic# LC-C000239

MPUD PARCEL A
Port St. Lucie, Florida

DESIGNED	DTS
DRAWN	PRP
APPROVED	DTS
JOB NUMBER	20-0518
DATE	12-22-23
REVISIONS	

December 18, 2023
Drawing: 20-0518_PUD MASTER PLAN_12-18-23.DWG

SHEET 1 OF 1

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These drawings are the property of the architect and are not to be used for extensions or on other projects except by agreement in writing with the architect. Immediately report any discrepancies to the architect.

EXHIBIT 7
MPUD REZONING APPLICATION

(See next page)

PUD REZONING APPLICATION

CITY OF PORT ST. LUCIE
Planning & Zoning Department
121 SW Port St. Lucie Boulevard
Port St. Lucie, Florida 34984
(772) 871-5213

FOR OFFICE USE ONLY

Planning Dept.: _____
Fee (Nonrefundable)$ _____
Receipt # _____

Refer to "Fee Schedule" for application fee Make checks payable to the "City of Port St. Lucie." Fee is nonrefundable unless application is withdrawn prior to the Planning and Zoning Board meeting. **All** items on this application should be addressed, otherwise it can not be processed. Attach proof of ownership: two copies of deed. Please type or print clearly in **BLACK** ink.

PRIMARY CONTACT EMAIL ADDRESS: dsorrow@cotleur-hearing.com

PROPERTY OWNER: ACR Acquisition, LLC

Name: Alexander Akel

Address: 7111 Fairway Drive Suite 210, Palm Beach Gardens, FL 33418

Telephone No. 561-359-3049 Email alex@akelhomes.com

AGENT OF OWNER (if any)

Name: Cotleur & Hearing, Daniel T. Sorrow

Address: 1934 Commerce Lane Suite 1, Jupiter, FL 33458

Telephone No. 561-406-1012 Email dsorrow@cotleur-hearing.com

PROPERTY INFORMATION

Legal Description: Please see attached Legal Description.
(Include Plat Book and Page)

Parcel I.D. Number: Please see attached cover letter.

Current Zoning: General Use (SLC Agricultural)

Proposed Zoning: MPUD

Future Land Use Designation: New Community Development (NCD) Acreage of Property: 390.3748

Reason for rezoning request: The reason for this rezoning request is to accommodate for residential development within the Wilson Groves DRI. This rezoning will allow for the development of Parcel A.

Signature of Owner | DANIEL T. SORROW Hand Print Name | 12.19.23 Date

***If signature is not that of the owner, a letter of authorization from the owner is needed.**

NOTE: Signature on this application acknowledges that a certificate of concurrency for adequate public facilities as needed to service this project has not yet been determined. Adequacy of public facility services is not guaranteed at this stage in the development review process. Adequacy for public facilities is determined through certification of concurrency and the issuance of final local development orders as may be necessary for this project to be determined based on the application material submitted. 03/03/20

EXHIBIT 8
AUTHORIZATION LETTER

(See next page)

Cotleur & Hearing

LC26000536

LAND PLANNING + LANDSCAPE ARCHITECTURE + TRANSPORTATION

1934 COMMERCE LANE • SUITE 1
JUPITER, FLORIDA • 33458
561.747.6336 561.747.1377

February 1, 2024

City of Port St. Lucie
Planning & Zoning Department
121 SW Port St. Lucie Boulevard
Port St. Lucie, FL 34984

RE: LETTER OF AUTHORIZATION

To Whom It May Concern:

Please allow this letter to serve as authorization for Cotleur & Hearing and its staff to act as agents for the area owned by ACR Acquisition, LLC in the Wilson Grove project, located at the intersection on North East Becker Road and Range Line Road in the Western Annexation Area of the City of Port St. Lucie, Florida, for the purposes of obtaining approvals and permits from state and local government agencies regarding Development Order Amendment, MPUD, Comprehensive Plan, and other similarly related applications.

AUTHORIZED SIGNATORY FOR ACR ACQUISITION, LLC

Alexander Akel
PRINTED NAME

NOTARY ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF Palm beach

The foregoing instrument was acknowledge before me by means of ✓ physical presence or ___ online notarization this 1st day of February, 2024 by Alexander Akel who is personally known to me or has produced _____ as identification.

[NOTARIAL SEAL]

Notary Public State of Florida
Destiny Morinvil
My Commission HH 365851
Expires 2/22/2027

NOTARY PUBLIC, State of Florida

PSL Project #P21-148 | 14
PSLUSD #11-681-00

EXHIBIT 9
MPUD APPLICATION CHECKLIST

1. Letter of Unified Control of the entire area within the MPUD is enclosed as Exhibit 10.

2. Wilson Groves – Parcel A is to be an MPUD approved residential community consisting of 1,180 residential units for a density of approximately 3.0 dwelling units per acre.

3. The Conceptual Plan for Wilson Groves Parcel A MPUD is attached as Exhibit 16A for this submittal package.

4. Please see Exhibit 11 for the General Standards established for this Master Planned Unit Development. Development uses and standards are shown in Exhibit 13.

CONCEPT PLAN SUFFICIENCY CHECKLIST

Revised September, 2011

Project Name: Wilson Groves Parcel A MPUD

Project Number: P21-148 New Submittal _____ or Resubmittal ✓ (Check One)

Applicant should submit the concept plan package to Planning & Zoning Department with all items listed below to initiate the review process. Other drawings or information may be required, if deemed necessary, upon review of the submittal for the Site Plan Review Committee Meeting.

The Applicant should complete the Project Information, Applicant Checklist and Applicant Certification. Use the following to complete the checklist: ✓ = *Provided* *X = Incomplete or Missing* *NA = Not Applicable*

Applicant Checklist	*Description of Item Provided*	*Sufficient* P&Z	Eng.	Utility
	Sufficiency Checklist: One original completed and signed by applicant.			
	Cover Letter: Sixteen copies of a typed letter explaining the purpose and history of the application.			
	Written Response to Comments: Sixteen copies. For resubmittals only.			
	Completed Application: Sixteen copies. Use black ink or type to fill out completely and legibly.			
	Owner's Authorization: Sixteen copies of authorization on Owner's letterhead.			
	Application Fees: Refer to each department's fee schedule.			
	Proof of Ownership:			
	Three copies of the recorded deed(s) for each parcel with the exact same name for each parcel or…			
	…Unity of Title			
	PUD/MPUD Document and Concept Plan (Sections 158.170 – 158.175 of the Zoning Code):			
	Sixteen sets of 11" x 17" concept plans			
	Show traffic access points			
	Show drainage discharge locations			
	Show proposed water and sewer connection points			
	Evidence of unified control and binding PUD agreement			
	Density statement			
	Proposed zoning district regulations			
	LMD Rezoning and Concept Plan (Section 158.155(M) of the Zoning Code):			
	Sixteen sets of 11" x 17" concept plans			
	Show traffic access points			
	Show drainage discharge locations			
	Show proposed water and sewer connection points			
	Evidence of unified control and development agreement			
	Preliminary building elevations			
	Landscape Plan			
	SEU Concept Plan:			
	Sixteen sets of 11" x 17" plans – either approved site plan or proposed concept plan			

CONCEPT PLAN SUFFICIENCY CHECKLIST
Revised September, 2011

Project Name: Wilson Groves Parcel A MPUD

Project Number: P 21-148 New Submittal _____ or Resubmittal X (Check One)

Applicant Certification

I, DANIEL T. SORROW *(Print or type name)*, do hereby certify that the information checked above has been provided to the City of Port St Lucie for the subject project. I understand that the checklist is used to determine if the submittal is complete so that the project can be added to the Site Plan Review Agenda. I further understand that review of the submittal contents will not be made at this time and that a sufficient submittal does not exempt a project from being tabled or denied at the Site Plan Review Committee.

(Signature of Applicant) 12.19.23 *(Date)*

Planning and Zoning Department Representative

I, _____ *(Print name)*, as a representative of the Planning and Zoning Department, find that this submittal is **Sufficient / Non-Sufficient** based upon my review on _____ *(date). Additional Comments:*

(Signature of Planning and Zoning Department Representative) *(Date)*

Engineering Department Representative

I, _____ *(Clearly print or type name)*, as a representative of the Engineering Department, find that this submittal is **Sufficient / Non-Sufficient** based upon my review on _____ *(date). Additional Comments*:

(Signature of Engineering Department Representative) *(Date)*

Utilities System Department

I, _____ *(Clearly print or type name)*, as a representative of the Utilities System Department, find that this submittal is **Sufficient / Non-Sufficient** based upon my review on _____ *(date) Additional Comments:*

(Signature of Utility System Department Representative) *(Date)*

EXHIBIT 10
LETTER OF UNIFIED CONTROL

(See next page)

December 19, 2023

Teresa Lamar-Sarno
Deputy City Manager
Planning & Zoning
City of Port St. Lucie
772-873-6379

RE: Wilson Groves MPUD
City of Port St. Lucie

Dear Ms. Lamar-Sarno:

This letter is submitted as our Letter of Unified Control in compliance with the City of Port St. Lucie Zoning Requirements. ACR Acquisition, LLC is the owner of record of the subject property. Please feel free to contact this office if you have any questions.

Sincerely,

By: ACR Acquisition, LLC

Authorized Signatory for ACR Acquisition, LLC

Kamzi Akel
Printed Name

EXHIBIT 11
GENERAL STANDARDS FOR DISTRICT ESTABLISHMENT

Pursuant to Section 158.172:

Area Requirements: The Wilson Groves Parcel A MPUD is 390.3748 acres consisting of a Residential sub-district containing 390.3748 acres, which exceeds the fifty (50) acre minimum requirement for the establishment of a MPUD required by Policy 1.2.6.2 of the City's Comprehensive Plan and the two (2) acre minimum required by Section 158.187 in the NCD land use, Ordinance 12-13.

Relation to Major Transportation Facilities/ Location of Parcel A: The Wilson Groves Parcel A MPUD is located on the north side of Becker Road, east of North/South A, west of North/South B, and south of Paar Drive (a/k/a Hegener Drive). Main access to the property will be along Becker Road. The property entrances shall be located so as to provide access to the property without creating or generating traffic along minor streets in residential areas or districts outside the MPUD.

Prior to the first non-model residential building permit in Parcel A, the contracts will be let for the construction of a stabilized section of Farm Road A to the emergency access ingress/egress located off Range Line Road. This stabilized section of Farm Road A being utilized for emergency ingress/egress to Parcel A shall remain open until such time as the project's secondary entry on North/South A is available for emergency ingress/egress. More specifically, this emergency access is intended to serve as a secondary access point for emergency vehicles servicing occupied homes. Emergency access may be secured by a gate, provided an emergency lock box is installed. No residents can occupy units prior to completion until the opening of this temporary stabilized section of Farm Road A.

Per the NFPA Standard for Fire Protection Infrastructure for Land Development, Wilson Groves is providing emergency-only access, as shown on the conceptual plan in Exhibit 16A, to facilitate use during the event of an emergency. This EMS access will be provided with the development of the phase in which the access is located and shall be available no later than the Certificate of Occupancy of six hundred (600) residential units within Parcel A. EMS access shall be gated and locked at all times except when required for use by the St. Lucie County Fire District (SLCFD) or other emergency services personnel. SLCFD shall have the right to open this gated access through means of digital key, Knox Lock, or other similar devices as SLCFD deems appropriate. N/S B is only required to be stabilized up to the EMS-only access point to provide EMS personnel with the ability to utilize the EMS access.

Consistency with the City's Comprehensive Plan: The Wilson Groves Parcel A MPUD is consistent with the City's Comprehensive Plan. Policy 1.2.2.3 requires neighborhoods in the

area of Parcel A is approximately 390 acres and is within two (2) miles of existing and planned shops, services, and other activities, providing consistency with Policy 1.2.2.3.b of the City's Comprehensive Plan. Access to the community will be provided by Becker Road.

Relation to Utilities, Public Facilities and Services: The Wilson Groves Parcel A MPUD parcel will be served by Port St. Lucie Utility Systems Department for water and wastewater, a public service provider acceptable to the city for phone, gas and cable service, and Florida Power & Light with electricity. All utilities will be underground.

PSL Utility Systems Department will be in City right-of-way or utility easements. All City utility communications are by private fiber optic systems. No radio communication or shared fiber is permitted.

PSL Utility Systems Department may require the developer to pay the city for reuse water to be utilized for irrigation, equal to the amount of wastewater generated by the project within one year of written notice from the City of reclaimed water being considered available to the Project.

Physical Character of the Site: The Parcel A MPUD is located within the Wilson Groves Development of Regional Impact (DRI). The current use of this site is agriculture.

EXHIBIT 12
SITE INFORMATION

(A) TOTAL ACREAGE:

Development areas included within this MPUD:

- Residential 390.3748 acres

See graphic Exhibit 16A for MPUD Conceptual Plan. Individual detail plans will be provided for each sub-element as it is finalized.

(B) MODEL AREA

The proposed location of model/sales areas shall be determined as individual sub-elements are developed and approved through the plan review process and require approval of the Site Plan Review Committee.

They shall be utilized as a model and sales area in an orderly and organized manner. These shall remain in effect until such time that it is practical to offer these home sites for purchase. The model and sales area may be utilized to sell other residential MPUDs approved within the Wilson Groves DRI; therefore, there shall be no limitation of the maximum duration of time the model and sales area may be utilized for a sales and model area of the Wilson Groves DRI. The primary access point off Becker Road to the Parcel A MPUD community shall also serve as the model row access for the Parcel A MPUD. This primary access shall remain in its constructed location even if model row is no longer used as a sales and model area. Fences may be located in private road rights of ways, lake maintenance easements, and cross property line for the model home areas. Site plan approval is required, and a bond shall be posted with the City ensuring its removal when the models revert to private residences.

Bonding for model homes will include removal of the parking area, sidewalks, street trees, streetlights, and fences (if necessary and/or appropriate), and any other work, including the final lift of asphalt that is required to restore the public areas to their ultimate use.

(C) PEDESTRIAN WAYS:

The major system of pedestrian movement will consist of sidewalks adjacent to the streets with connections to the neighborhoods. The minor systems will be developed within the neighborhoods as development occurs consistent with Section 158.189(E)(2), City of Port St. Lucie Code of Ordinances.

Each proposed private roadway shall provide sidewalks consistent with Exhibits 18A and 18B. Exhibit 18A provides a typical 50-foot right-of-way section with one sidewalk on one side of the street. Exhibit 18B provides a typical 80-foot right-of-way section that depicts two sidewalks (one on each side of the street).

EXHIBIT 13
DEVELOPMENT USES AND STANDARDS

SECTION 1 – RESIDENTIAL AREA

(A) Permitted Principal Uses and Structures: Neighborhoods within the Residential area may include the following principal uses and structures.

1. Single-family dwelling (detached).

2. Villa dwelling. A villa dwelling is defined as two single-family residential units sharing a common wall along a common property line.

3. Townhouse dwelling. A townhouse dwelling is defined as a narrow, single-family dwelling unit which normally occupies the entire width of its lot, having its open yard space to the front and rear, and which is attached on one or both sides to a similar unit or units, all of which are located on individually platted lots as part of a subdivided group development.

4. Park or playground, or other public or private recreation or cultural facility (including but not limited to: golf course or clubhouse, with or without an alcoholic beverage license for sale of alcoholic beverages to members and guests of the clubhouse); open space devoted to the conservation and maintenance of natural waterways, vegetation and wildlife, hiking and/or bicycle trails; golf cart pathways; nature study areas and boardwalks; and picnic areas).

5. Temporary sales trailers, temporary sales & design buildings, and model home centers located upon the parcels for which sales activities are to be conducted. Temporary sales trailers, and sales & design buildings shall comply with all applicable Florida Building Code standards and City code. Model home centers shall comply with all development standards and criteria outlined in this MPUD. Temporary sales & design centers are allowed to be located upon and cross multiple lot lines and shall be subject to a demolition permit.

6. Temporary construction trailers to be reviewed or renewed every six (6) months. Temporary construction trailers shall be approved by the Public Works Department via a site exhibit and are not required to meet the development standards table in this exhibit.

7. Homes for use as construction offices. Homes for use as construction offices shall meet all development standards and criteria within this MPUD, and paved parking shall be provided if more than two (2) driveway spaces are required.

8. Temporary and permanent mail kiosks/cluster mailbox areas for mail delivery with paved parking lots.

9. Community gardens for vegetable and related food production, inclusive of community greenhouses, farm related storage buildings and structures, community social facility, and ancillary parking areas.

10. Recreational accessory uses and clubhouse shall be constructed and may include incidental retail uses such as cafeterias, gift and variety shops, soda bars, and similar use activities conducted solely for the convenience of patrons, members, residents and their guests, and visitors. Any designated recreation area may include a permanent mail kiosks/cluster mailbox area for mail delivery.

11. Guardhouse/gatehouse, gates and associated structural elements.

(B) Accessory Uses: As set forth within Section 2 herein.

(C) Minimum Lot Requirements:

1. Single-family dwelling: Three thousand one hundred fifty (3,150) square feet and width of thirty-five (35) feet.

2. Villa dwelling: One thousand eight hundred (1,800) square feet and width of twenty (20) feet.

3. Townhouse dwelling: One thousand four hundred forty (1,440) square feet and a width of sixteen (16) feet.

(D) Maximum Building Coverage:

1. Single-family: Sixty (60) percent provided that the maximum impervious surface does not exceed eighty (80) percent.

2. Villa dwellings: Sixty (60) percent provided that the maximum impervious surface does not exceed eighty (80) percent.

3. Townhouse dwellings: Sixty (60) percent provided that the maximum impervious surface does not exceed eighty (80) percent.

4. All other uses: Eighty (80) percent.

(E) Minimum Open Space: Thirty (30) percent shall be provided in the overall residential area. Within open space areas include a minimum of five (5) percent useable open space in the form of squares, greens, parks, and recreation areas. Lake areas intended for recreational

use and/or stormwater management shall be counted toward open space requirements.

(F) Maximum Building Height: Thirty-five (35) feet, measured to midpoint of roof pitch, provided that steeples and similar architectural embellishments shall have a maximum height of sixty-five (65) feet.

(G) Minimum Living Area:

1. Single-family dwelling: One thousand two hundred (1,200) square feet.

2. Villa dwelling: One thousand (1,000) square feet.

3. Townhouse dwelling: Studio, six hundred (600) square feet; one (1) bedroom, seven hundred (700) square feet; two bedroom, eight hundred (800) square feet; and three (3) bedroom, nine hundred (900) square feet.

(H) Reserved

(I) Yard Requirements and Buffering: Minimum setbacks shall be stated below also indicated on Exhibit 17A, 17B, 17C, and Table 1 of the Parcel A MPUD.

1. Single-family dwelling:

   Front Yard: Front yard building setback of thirteen (13) feet, side loaded garage setback of thirteen (13) feet, and a front load garage setback of eighteen (18) feet.

   Side Yard: Each lot shall have two (2) side yards, each being of a minimum five (5) feet side setback to property line, and the total of which shall result in a separation of ten (10) feet between adjacent buildings. A side setback of ten (10) feet shall be provided adjacent to rights-of-way. A side setback of five (5) feet shall be provided adjacent to open space.

   Rear Yard: Each lot shall have a rear yard with a building setback line of ten (10) feet.

2. Villa dwelling:

   Front Yard: Front yard building setback of thirteen (13) feet and a front load garage setback of eighteen (18) feet.

   Side Yard: Villas (each building containing two dwelling units) shall have a side yard having a minimum distance of five (5) feet to establish the minimum distance separation of ten (10) feet between buildings.

Rear Yard: Each villa shall have a rear yard with a building setback line of ten (10) feet.

3. Townhouse dwelling:

   Front Yard: Front yard building setback of thirteen (13) feet and a front load garage setback of eighteen (18) feet.

   Side Yard: No portion of a townhouse or accessory structure in or related to one (1) group of contiguous townhouses shall be closer than fifteen (15) feet to any portion of townhouse or accessory structure related to another group. Townhome units located on the interior (between the end units of each building) of a townhome building shall have a zero (0) foot setback on both sides. A side yard having a minimum depth of fifteen (15) feet shall be provided between the side of any townhouse dwelling and a private or public street or right-of-way.

   Rear Yard: Each townhouse dwelling shall have a rear yard with a building setback line of ten (10) feet.

   No less than three (3) townhouse dwellings and no more than seven (7) townhouse dwellings shall be contiguous.

4. Permitted uses and structures listed in Sections 1. (A).4, 7, 8, 9, and 10:

   Unless otherwise specified within the MPUD, all setback requirements shall be established for each specific use as part of the site plan review process, in accordance with City Code requirements.

5. Buffering:

   Unless otherwise specified within the MPUD, buffering shall be provided in accordance with the applicable landscaping requirements of the City Code. Setback requirements shall be twenty-five (25) feet for front yards and from public rights-of-way.

(J) Off-Street Parking and Service Requirements: As set forth in Section 3 hereof.

(K) Access: Gated subdivisions shall provide a minimum distance of one hundred (100) feet from the gate to the right of way. There shall also be provided a space for buses and trucks to maneuver around before the gated entrance. Secondary resident restricted entrances shall provide a minimum distance of one hundred (100) feet from the gate to the right of way. A turnaround/maneuvering area sufficient to accommodate a box truck will be provided for the secondary resident restricted entrance. If utilities are provided in the areas beyond the gate, PSLUSD may be granted access and/or provided gate codes to have access for maintenance purposes.

(L) Further Approvals: Concurrent with any subdivision plats, a conceptual plan meeting the criteria set forth herein shall be submitted for review and approval by the City's Site Plan Review Committee. The conceptual plan for the lots subject to plat approval shall include adequate information to determine compliance with the required design standards set forth herein, including but not limited to lot sizes; location of open space and drainage areas; location of collector and local roads; and location of bike, pedestrian, multi-modal paths. A conceptual site plan and phasing plan shall be submitted with each subdivision application for townhomes.

(M) Dead End Streets / Cul-de-Sac: Dead-end streets terminating in a cul-de-sac shall not exceed one thousand (1,000) feet in length. The length shall be measured from the nearest intersection to the mid-point of the cul-de-sac. There shall be up to two (2) cul-de-sacs within the Parcel A MPUD that may exceed one thousand (1,000) feet in length but shall not be greater than one thousand two hundred (1,200) feet in length. Cul-de-sacs shall comply with all applicable Fire District standards and cul-de-sacs exceeding one thousand (1,000) feet in length shall be in accordance with Section 156.098 of the City of Port St. Lucie Code of Ordinances.

SECTION 2 – ACCESSORY USES & STRUCTURES

(A) General Provisions: Accessory structures and uses are permitted in connection with any principal lawfully existing permitted use, provided that all accessory structures or uses are in full compliance with all setback, height, building coverage, and MPUD or land development code requirements. In no case shall accessory uses, either separately or in combination, exceed more than twenty (20) percent of the total floor area of the principal building or ground area of any lot, whichever is more restrictive unless as otherwise noted for specific uses under Section B as follows: Accessory uses are not considered a part of building coverage standards.

(B) Accessory Uses in Residential Areas:

1. Accessory uses or structures shall not be located in that area extending from the front building line to the front property line unless otherwise specifically provided. Accessory uses or structures shall be located a minimum of two (2) feet from the rear property line, except where lakes or open space are adjacent to the rear property line the setback may be reduced to zero (0) feet. The minimum setback from the side property lines shall be two (2) feet, provided ten (10) feet shall be provided adjacent to a right-of-way.

2. The following accessory uses are allowed in the residential areas:

    a. Customary yard structures such as communication antennas (excluding commercial transmission towers), children's playground equipment, and other similar equipment.

    b. Driveways serving the residential units. The separation from edge of driveways to the sanitary/water services shall be in conformance with Utility Department standards. The permitted driveway widths for each unit type are outlined in Section 3. (A).1-3.

    c. Swimming pools and related decks, patios, and screen enclosures. Maximum size based on allowable setbacks.

    d. A basketball backboard and goal may be located in that area extending from the front building line and on driveways, provided either fixed or portable and a minimum of two (2) feet off the edge of pavement and not on a collector or arterial road.

    e. Garden structures, including gazebos, pergolas, separate roofed patios, and well houses.

    f. Hot tubs, saunas, free standing cabanas and bath houses, and other similar recreational structures.

    g. Fences or screening walls: Fences or screening walls; meeting the requirements of Section 158.216 (A) and (B) per the City of Port St. Lucie Zoning Code. Fences and walls may be located in that area extending from the front building line to front property line. Fences are only required to meet the requirements of Section 158.216(A), (B), (F) & (G). Section 158.216 (C), (D), (E), (H), (I) through (J) are not required to be met and do not apply. Chicken wire or barbed wire fences in residential areas are not permitted. Unless otherwise specifically provided for within the MPUD, the above-referenced sections of the City Code regulating fences and/or screening walls which are in effect at the time of MPUD approval shall apply to these regulations pertaining to fences or screening.

    h. Garages. Garages shall conform in appearance, materials, and design to the principal's structure (house). Only one detached garage per lot is permitted.

    i. Solar collection systems, windmills, and other energy devices based on renewable resources.

j. Outdoor fireplaces, barbeque pits and so-called summer kitchens.

k. Doghouse with a size not to exceed four (4) feet in height and four (4) feet in depth by six (6) feet wide.

l. Noncommercial greenhouses.

m. Dish antennas.

n. Any other accessory use not listed herein under Section 2. (B).2. of the MPUD that are permitted by Section 158.217 (Accessory Uses and Structures) of the City of Port St. Lucie Zoning Code are allowed in the residential areas.

(C) Storage of a Commercial Vehicle or Equipment in a Residential District: Storage of a commercial vehicle or equipment in a residential area is prohibited unless any vehicle or equipment is placed within a fully enclosed building or structure.

(D) Major Recreational Equipment: Major recreational equipment is hereby defined as including boats and boat trailers, recreational vehicles, motorized dwelling, houseboats and like. Storage of major recreational equipment in a residential area is prohibited unless any vehicle or equipment is placed within a fully enclosed building or structure.

(E) Home Occupation: A home occupation as defined under and permitted pursuant to Section 158.217(F) of the City of Port St. Lucie Code of Ordinances shall be allowed within residential areas, subject to the provisions of said City Code and regulations.

Table 1. DEVELOPMENT USES AND STANDARDS				
DEVELOPMENT STANDARD	**SINGLE-FAMILY**	**TOWNHOMES**	**VILLAS**	**MODEL HOMES/SALES OFFICE**
PRIMARY STRUCTURE				
Minimum Lot Width	35’	16’	20’	35’
Minimum Lot Depth	90’	90’	90’	90’
Maximum Building Lot Coverage	60%	60%	60%	60%
Maximum Impervious Lot Coverage	80%	80%	80%	80%
Minimum Front Setback (To Structure)	13’	13’	13’	13’
Minimum Front Setback (Front Loaded)	18’	18’	18’	18’
Minimum Front Setback (Side Loaded)	13’	-	-	13’
Minimum Side Setback (Internal Lot) (May be 0’ on a zero-lot-line provided that minimum building separation of 15’ is maintained between townhome buildings)	-	0’/5’	0’/5’	-
Minimum Side Setback (Side-Entry)	-	5’	5’	-
Minimum Side Setback (Front-Entry)	5’	5’	5’	5’
Minimum Side Setback (Corner Lot)	10’	15’	10’	10’
*If adjacent to open space tract measuring at least 10’	5’	5’	5’	5’
*If adjacent to ROW tract	10’	15’	10’	10’
Minimum Rear Setback (Corner Lot)	10’	10’	10’	10’
Minimum Rear Setback (Internal Lot)	10’	10’	10’	10’
ACCESSORY STRUCTURES				
Minimum Rear Setback	2’	2’	2’	2’
*If adjacent to open space or common area tract 20’ or wider	0’	0’	0’	0’
Minimum Side Setback (Internal Lot)	-	2’	2’	2’
Minimum Side Setback (Corner Lot)	10’	10’	10’	10’

SECTION 3 – PARKING, PEDESTRIAN, AND GOLF CART REQUIREMENTS

(A) Parking Requirements: Each building, use, or structure shall be provided with on-street and/or off-street parking and service facilities in accordance with the provisions set forth herein. On-street parking spaces directly and fully adjacent to a site and available to a development shall be counted toward the maximum. The separation from the edge of driveways to the sanitary/water services shall be in conformance with Utility Department standards, as is noted in Exhibits 17A, 17B, and 17C. Dwelling units with attached or detached garages may include garage spaces for purposes of determining parking requirement calculations.

1. Residential Single Family: Two (2) spaces per dwelling unit. Each single-family lot less than 50 feet in width shall provide 1 exterior space (in addition to the 2 spaces per dwelling unit) in the driveway to accommodate guest parking (Section 158.221(C)(8)(b) of the City of Port St. Lucie Land Development Code). The two (2) required parking spaces per single family residential unit shall be provided. The minimum driveway width from the street to the one required enclosed garage space shall be a minimum of ten (10) feet and the maximum driveway width from the street to the garage enclosures shall be thirty (30) feet. For driveways with a two-car garage, the minimum driveway width from the street to the two car garage shall be sixteen (16) feet. There shall be no required minimum width required for the residential driveway providing separate access to a third enclosed garage space.

2. Villa: Two (2) spaces per dwelling unit. Each villa lot shall provide one (1) exterior space (in addition to the 1 garage space) in the driveway to accommodate guest parking. The minimum driveway width from the street to the required enclosed garage spaces shall be a minimum of ten (10) feet for a one car garage, and sixteen (16) feet for a two-car garage.

3. Townhouse dwelling: Two (2) spaces per dwelling unit. Each townhome lot shall provide one (1) interior space (in a garage) in addition to one (1) exterior space. The minimum driveway width from the street to the required enclosed garage spaces shall be a minimum of ten (10) feet for single car garage units and a minimum of sixteen (16) feet for two car garage units.

4. Parks and Recreation & Community Garden/Community Greenhouse

    a. Private Facilities: No parking required provided adequate pedestrian access exists within the area intended to be served by the facility.

    b. Public Facilities: All parking requirements shall be established for each specific use as part of the site plan review process, in accordance with City Code requirements.

(B) Shared or joint use of parking facilities between and among uses is authorized when:

1. There is a relationship among the land uses utilizing shared parking that will attract drivers or two or more uses in a single trip; and,

2. There is adequate linkage between the parking and each of the uses sharing the parking.

(C) Pedestrian Access:

1. An on-site pedestrian and bike circulation system which links the street and the primary entrance(s) of the structure(s) on the site shall be provided with each conceptual plan or site plan. Sidewalks or pedestrian ways must connect the required pedestrian system to existing pedestrian systems on adjacent developments if adequate safety and security can be maintained.

2. The circulation system must be hard-surfaced and be at least five (5) feet wide.

(D) Golf Cart Access:

1. Golf cart and low speed vehicles on private streets within gated communities are not a prohibited use. Any regulation of golf cart use within the gated community is subject to Homeowners Association documentation.

(E) Mass Transit:

1. Two future mass transit stop easements, one proximate to the Becker Road primary project entry and one proximate to the N/S A secondary project entry, will be denoted at time of the applicable final plat for the future possibility of transit stops at these locations. An easement of 10’ x 30’ will be provided in these locations on the plat denoting same as a future mass transit stop.

SECTION 4 – LANDSCAPING

(A) Plant Materials:

1. For required trees, the species height, spread and minimum clear trunk shall meet or exceed the minimum specified by the USDA’s Grades and Standards for Nursery Stock, current edition. Each tree in a grouping shall be counted separately; however, small trees may be planted in groups of two or more as a substitute for a larger tree. Shrub heights shall meet or exceed the minimum specified by the USDA 's Grades and Standards for Nursery Stock, current edition.

2. For required trees, the tree species shall be a minimum of twelve (12) feet overall height when planted with a minimum three (3) foot to five (5) foot crown spread

and caliper of at least 2.5 inches, subject to nursery availability, in accordance with the USDA's Grades and Standards for Nursery Stock, current edition.

3. Existing plant material used to meet the intent of this section and Chapter 154, City of Port St. Lucie Ordinance, will not have to be of a quality comparable to Florida No. 1 since this material was not nursery grown.

4. A minimum of fifty (50) percent of all required trees shall be native species. A maximum of twenty-five (25) percent of required trees may be substituted with palm trees. This criterion shall not apply to required street trees.

(B) Easement and Utility Area Landscaping: Trees and all vegetation with intrusive root systems shall not be planted within ten (10) feet of any water and sewer lines, existing utility pole, guy wire, and pad mounted transformers. No protective barriers will be required. All proposed utilities shall maintain separation distances from potable water mains as required by the city and FDEP.

(C) Residential Landscaping: The number of trees to be provided per lot shall be as follows:

a. Lots up to 2,500 sq. ft. shall provide one (1) tree.

b. Lots up to 5,000 sq. ft. shall provide two (2) trees.

c. Lots up to 7,500 sq. ft. shall provide three (3) trees.

d. Lots up to 10,000 sq. ft. shall provide four (4) trees.

e. For each additional 2,500 sq. ft. of lot area above 10,000 sq. ft., one (1) tree.

(D) Perimeter Landscape Requirements: Perimeter landscape requirements adjacent to lakes may be relocated to other areas within the project site to allow creativity in landscape design adjacent to the lake. Landscape buffers adjacent to City rights-of-way will meet the minimum City landscape code.

(E) Street Tree Planting:

1. Fifty (50) foot right of way local streets: street trees shall be provided on both sides of the roadway consistent with City Code of Ordinances Section 156.121 (refer to Exhibit 18A). Due to the separation restrictions from utilities and driveways on differing lot widths, one canopy tree shall be installed per lot, in lieu of City Code of Ordinance Section 156.121. In cases where expanded lot frontage is available, such as at a corner lot, additional trees may be planted at the recommendation of the applicant's landscape architect.

2. Eighty (80) foot right-of-way local streets: street trees shall be provided on both sides of the roadway (refer to Exhibit 18B).

3. Project Entry's: In each of the two project entrances wherein a private right-of-way abuts open space tracts which are directly adjacent to each other, street trees may be planted within the adjacent open space tracts provided equal or greater quantities of street trees is provided Open space tracts shall not exceed seventy five (75) feet from the right-of-way where street trees are permissibly located. For purposes of this section, the project entry shall be defined as that area within the project beginning at the project's connection to the adjacent collector or arterial public roadway to the point of the road that tapers down to the 80' ROW Typical Section as identified in Exhibit 18B.

SECTION 5 – WETLANDS

(A) The Developer shall comply with all wetland mitigation requirements of the U.S. Army Corps of Engineers and South Florida Water Management District. Any wetland permit issued by the South Florida Water Management District and the U.S. Army Corps of Engineers for all or any portions of the Wilson Groves DRI Property shall satisfy all City rules, regulations, codes, permitting and other requirements pertaining to wetlands and littoral plantings for the portion or portions of the Wilson Groves DRI Property subject to any such permits.

EXHIBIT 14
LEGAL DESCRIPTION

WILSON GROVES MPUD – PARCEL A

A PORTION OF ALAN WILSON GROVE PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGE 50, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF BLOCK 6, TRACT 1, AS SHOWN ON SAID PLAT; THENCE NORTH 00°17'58" WEST ALONG THE WEST LINE OF BLOCK 3, AS SHOWN ON SAID PLAT, A DISTANCE OF 389.69 FEET; THENCE NORTH 90°00’00” EAST, A DISTANCE OF 49.49 FEET; THENCE NORTH 00°15'25" WEST, A DISTANCE OF 694.96 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 51.96 FEET AND A CENTRAL ANGLE OF 95°53'04"; THENCE NORTHEASTERLY ALONG THE ARC A DISTANCE OF 86.96 FEET TO A POINT OF REVERSE CURVATURE TO THE LEFT HAVING A RADIUS OF 80.00 FEET AND A CENTRAL ANGLE OF 50°22'04"; THENCE EASTERLY ALONG THE ARC, A DISTANCE OF 70.33 FEET TO A POINT OF REVERSE CURVATURE TO THE RIGHT HAVING A RADIUS OF 280.00 FEET AND A CENTRAL ANGLE OF 44°44'37"; THENCE EASTERLY ALONG THE ARC, A DISTANCE OF 218.66 FEET; THENCE SOUTH 89°59'48" EAST, A DISTANCE OF 137.26 FEET; THENCE NORTH 00°07'43" EAST, A DISTANCE OF 603.33 FEET TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF PAAR ROAD, AS RECORDED IN OFFICIAL RECORD BOOK 4704, PAGE 566 OF SAID PUBLIC RECORDS; THENCE SOUTH 89°52'17" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 2,722,38 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 2,056.00 FEET AND A CENTRAL ANGLE OF 27°10'32"; THENCE EASTERLY CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE ALONG THE ARC A DISTANCE OF 975.17 FEET TO A POINT OF REVERSE CURVATURE TO THE LEFT HAVING A RADIUS OF 2,206.00 FEET AND A CENTRAL ANGLE OF 27°20'32"; THENCE EASTERLY CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE ALONG THE ARC, A DISTANCE OF 1,052.73 FEET; THENCE CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE SOUTH 45°15'27" EAST, A DISTANCE OF 63.50 FEET; THENCE SOUTH 00°28'37" EAST ALONG A LINE 75.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID PLAT, A DISTANCE OF 1,126.98 FEET; THENCE SOUTH 00°28'07" EAST CONTINUING ALONG SAID PARALLEL LINE, A DISTANCE OF 2,611.01 FEET; THENCE SOUTH 44°48'41" WEST, A DISTANCE OF 63.18 FEET TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF BECKER ROAD, AS RECORDED IN OFFICIAL RECORD BOOK 4704, PAGE 661 OF SAID PUBLIC RECORDS AND TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES NORTH 00°05'29" EAST, A RADIAL DISTANCE OF 2,056.00 FEET; THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 39°31'35", A DISTANCE OF 1,418.36 FEET TO A POINT OF REVERSE CURVATURE TO THE LEFT HAVING A RADIUS OF 2,206.00 FEET AND A CENTRAL ANGLE OF 39°29'21"; THENCE WESTERLY CONTINUING ALONG SAID NORTH RIGHT-OF-

WAY LINE AND ALONG THE ARC, A DISTANCE OF 1,520.41 FEET; THENCE NORTH 89°52'17" WEST CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 1,510.18 FEET; THENCE NORTH 00°07'43" EAST, A DISTANCE OF 889.71 FEET; THENCE NORTH 89°52'17" WEST, A DISTANCE OF 986.89 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF BLOCK 6, TRACT 2, AS SHOWN ON SAID PLAT; THENCE NORTH 00°12'47" WEST ALONG SAID WEST LINE AND THE WEST LINE OF TRACT 1, BLOCK 6, AS SHOWN ON SAID PLAT , A DISTANCE OF 590.34 FEET TO THE POINT OF BEGINNING.

CONTAINING 17,004,726 SQUARE FEET OR 390.3748 ACRES, MORE OR LESS.

SAID LANDS SITUATE IN SECTIONS 29 AND 32, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS AND RIGHTS-OF-WAY OF RECORD.

EXHIBIT 15
BINDING MPUD AGREEMENT

(See next page)

BINDING MPUD AGREEMENT

The undersigned acknowledges that the area of the Wilson Groves Parcel A MPUD, described as follows:

See Attached

Is subject to an existing Master Planned Unit Development approval and is under the unified control of the undersigned petitioner(s) who agree to (1) proceed with the proposed development according to the provisions of the Port St. Lucie MPUD Zoning Regulations; and (2) provide such agreements, contracts, deed restrictions and sureties as are acceptable to the City of Port St. Lucie for the completion of the development in accordance with the plan approved by the City. In addition, the said petitioner shall be responsible for the continuing operations and maintenance of such areas, functions, and facilities until such time as a private property owners association, Community Development District, or similar entity agrees to accept the same responsibilities. The petitioner further agrees to bind all successors in title to the commitments herein this paragraph made.

IN WITNESS WHEREOF, we have hereunto set out hands and seal this 19th day of February 2024.

WITNESS:

By: _____

Destiny Morinvil
Printed Name

ACR Acquisition, LLC

By: _____

.....

STATE OF FLORIDA

COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me by means of

☒ physical presence or ☐ online notarization this 19th day of February, 2024, by

Alexander Akel who ☒ is personally known to me, or ☐ has produced

_____ as identification.

[NOTARIAL SEAL]

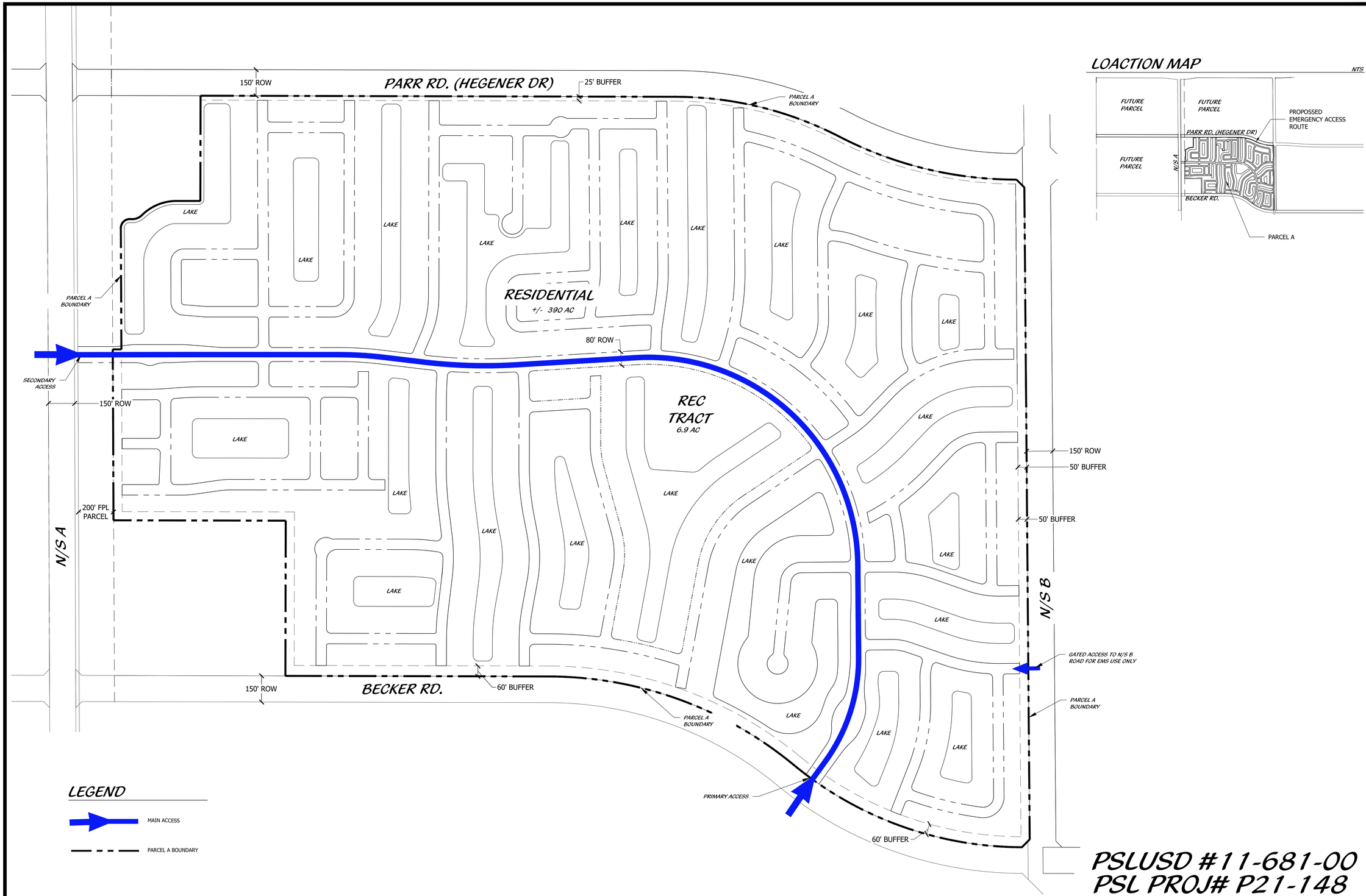
Notary Public State of Florida
Destiny Morinvil
My Commission HH 365851
Expires 2/22/2027

_____
NOTARY PUBLIC, State of Florida

Print Name: Destiny Morinvil

EXHIBIT 16A
CONCEPTUAL PLAN

(See next page)



LOACTION MAP

NTS

LEGEND

MAIN ACCESS

PARCEL A BOUNDARY

PSLUSD #11-681-00
PSL PROJ# P21-148
MPUD PARCEL A

0' 125' 250' 500' 750' 1000'

Scale: 1" = 250'

North

Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-C000239

MPUD PARCEL A

Port St. Lucie, Florida

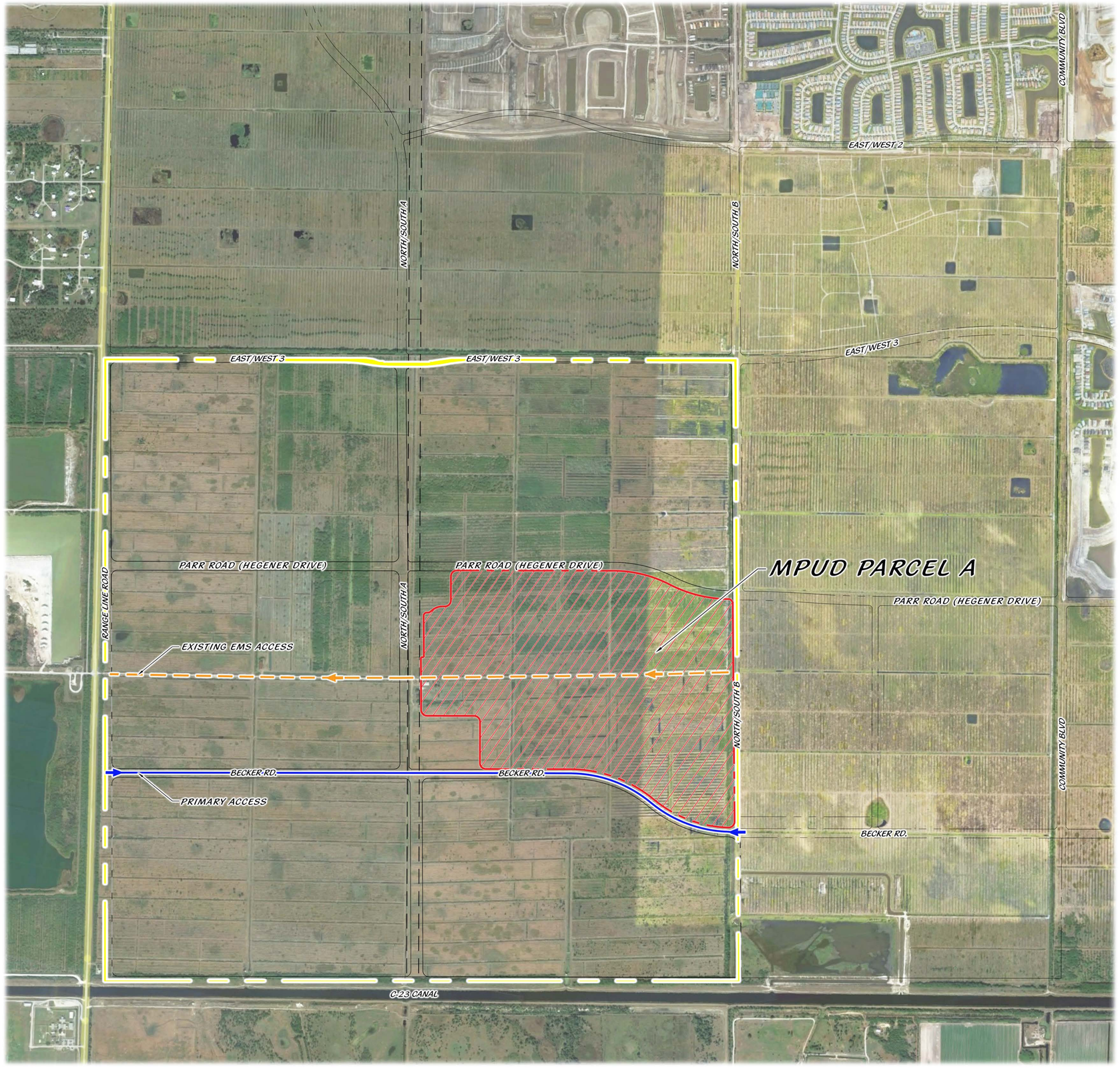
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DRAWN	PRP
APPROVED	DTS
JOB NUMBER	20-0518
DATE	02-05-24
REVISIONS	

SHEET 1 OF 1

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EXHIBIT 16B
EXISTING EMS ACCESS EXHIBIT

(See next page)



LEGEND

- MPUD PARCEL A
- EXISTING EMS ACCESS
- PRIMARY ACCESS

PSLUSD# 11-681-00
PSL# P21-148
EXISTING EMS ACCESS EXHIBIT

0' 250' 500' 1000' 1500' 2000'

Scale: 1" = 500'

North

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MPUD PARCEL A
Port St. Lucie, Florida

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JOB NUMBER 20-0518
DATE 12-22-23
REVISIONS

Drawing: 20-0518_PUD MASTER PLAN_12-18-23.DWG December 18, 2023

SHEET 1 OF 1

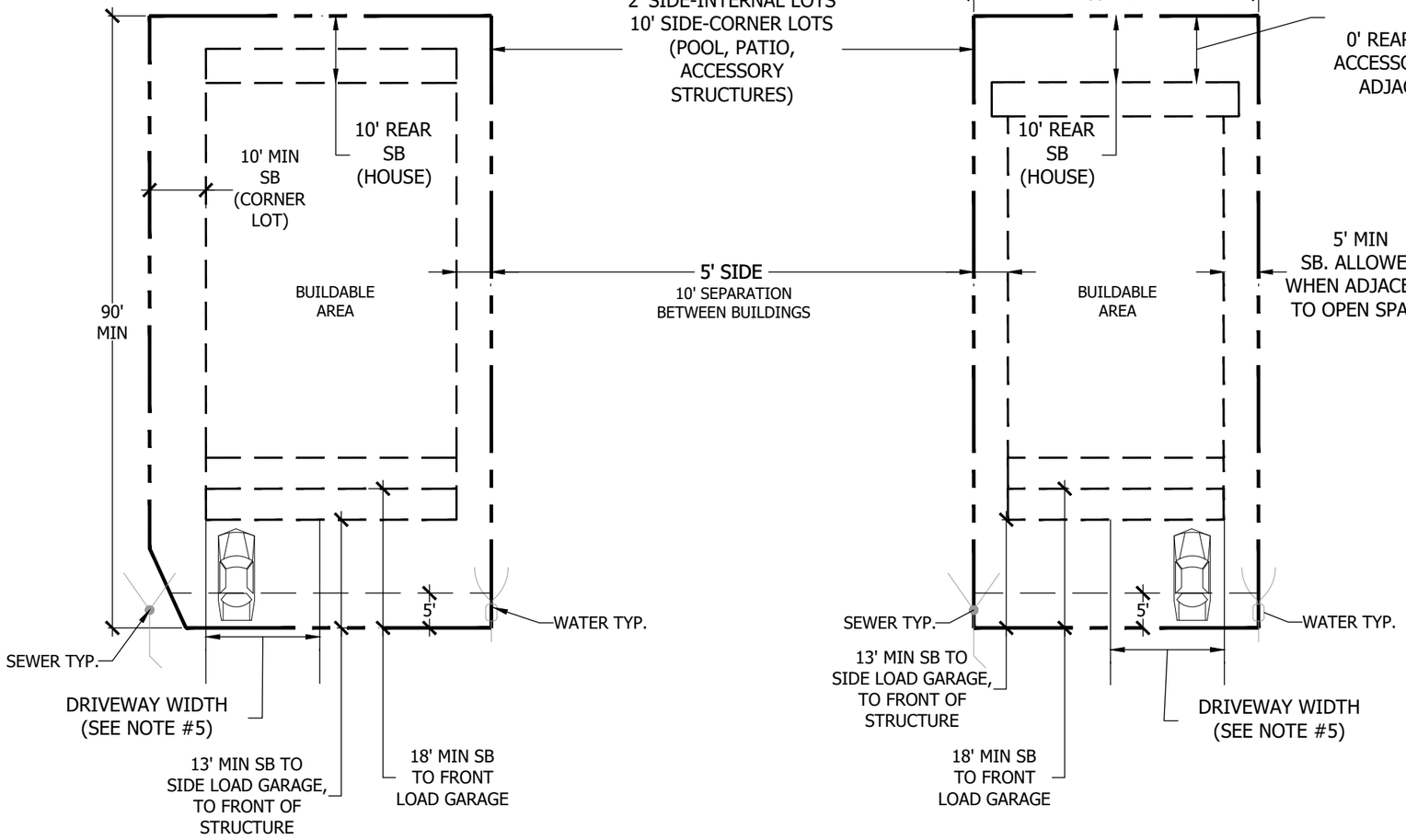
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EXHIBIT 17A
TYPICAL SINGLE FAMILY

(See next page)

CORNER LOT

INTERNAL LOT



NOTES:

1. BUILDING AREA SHALL BE A MAXIMUM OF 60% OF LOT AND MAXIMUM IMPERVIOUS LOT COVERAGE SHALL BE 80%
2. MINIMUM OPEN SPACE SHALL BE 30%
3. NON ALLEY LOTS WITHOUT DETACHED GARAGES.
4. SIDE SETBACKS FOR CORNER LOTS ADJACENT TO A STREET ARE 10'
5. THE MINIMUM DRIVEWAY WIDTH FROM THE STREET TO THE ONE REQUIRED ENCLOSED GARAGE SPACE SHALL BE A MINIMUM OF TEN (10) FEET, AND THE MAXIMUM DRIVEWAY WIDTH FROM THE STREET TO THE GARAGE ENCLOSURES SHALL BE THIRTY (30) FEET.
6. THE SEPARATION FROM EDGE OF DRIVEWAYS TO THE SANITARY/WATER SERVICES SHALL BE IN CONFORMANCE WITH UTILITY SYSTEMS DEPARTMENT STANDARDS.
7. THE MINIMUM FRONT LOT WIDTH AT THE R-O-W LINE SHALL BE 25 FEET.
8. HVAC/POOL EQUIPMENT SHALL BE SCREENED FROM R-O-W.

PSLUSD #11-681-00
PSL PROJ #P21-148

TYPICAL SINGLE FAMILY LOT

NOT TO SCALE

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MPUD PARCEL A
Port St. Lucie, Florida

DESIGNED	DTS
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APPROVED	DTS
JOB NUMBER	20-0518
DATE	10-20-21
REVISIONS	02-16-24

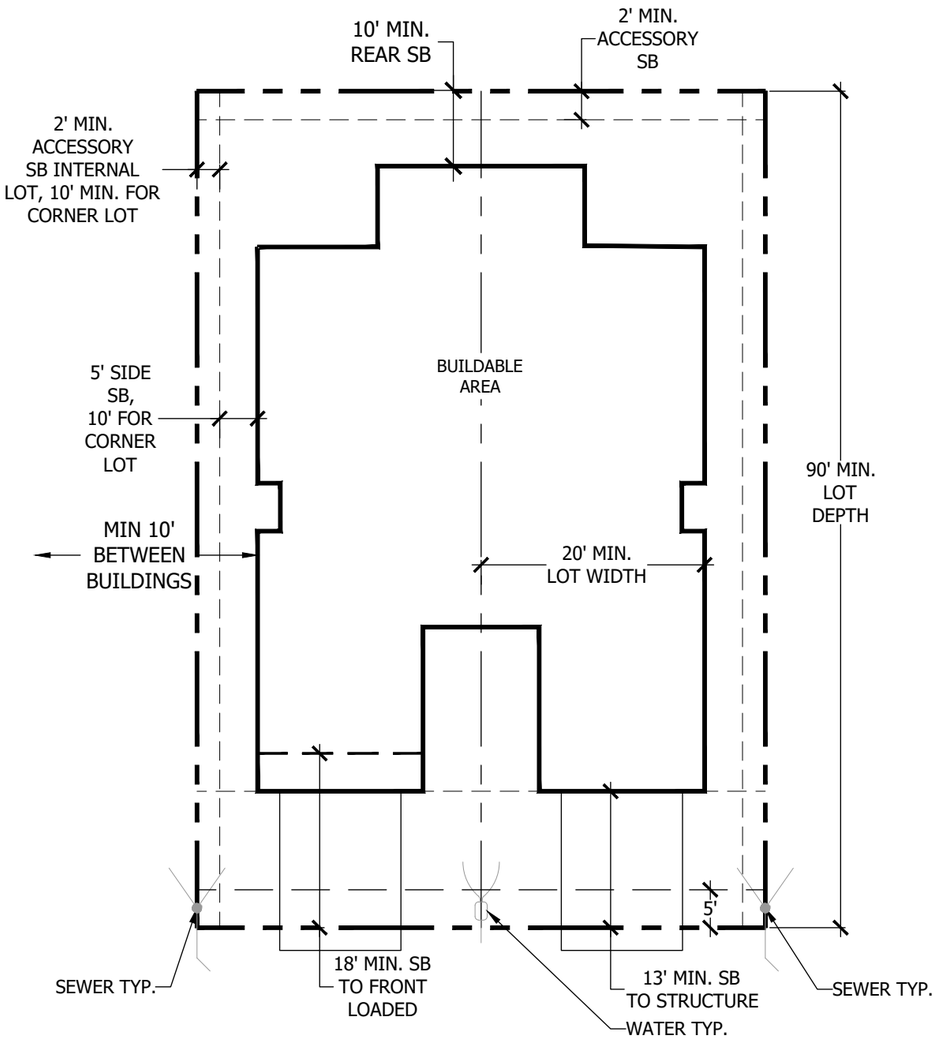
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SHEET 1 OF 1

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EXHIBIT 17B
TYPICAL VILLA LOT

(See next page)



NOTES:

1. BUILDING AREA SHALL BE A MAXIMUM OF 60% OF LOT AND MAXIMUM IMPERVIOUS LOT COVERAGE SHALL BE 80%
2. MINIMUM OPEN SPACE SHALL BE 30%
3. NON ALLEY LOTS WITHOUT DETACHED GARAGES.
4. SIDE SETBACKS FOR CORNER LOTS ADJACENT TO A STREET IS 10'.
5. THE MINIMUM DRIVEWAY WIDTH FROM THE STREET TO THE ONE REQUIRED ENCLOSED GARAGE SPACE SHALL BE A MINIMUM OF TEN (10) FEET, AND THE MAXIMUM DRIVEWAY WIDTH FROM THE STREET TO THE GARAGE ENCLOSURES SHALL BE THIRTY (30) FEET.
6. THE SEPARATION FROM EDGE OF DRIVEWAYS TO THE SANITARY/WATER SERVICES SHALL BE IN CONFORMANCE WITH UTILITY SYSTEMS DEPARTMENT STANDARDS.
7. THE MINIMUM FRONT LOT WIDTH AT THE R-O-W LINE SHALL BE 20 FEET.
8. PLACEMENT OF DOORS/ENTRANCES AND GARAGES CAN VARY, PROVIDED ALL THE CRITERIA LISTED IN EXHIBIT 13 (DEVELOPMENT STANDARDS) ARE ADHERED TO.

PSLUSD #11-681-00
PSL PROJ# P21-148

TYPICAL VILLA LOT

NOT TO SCALE

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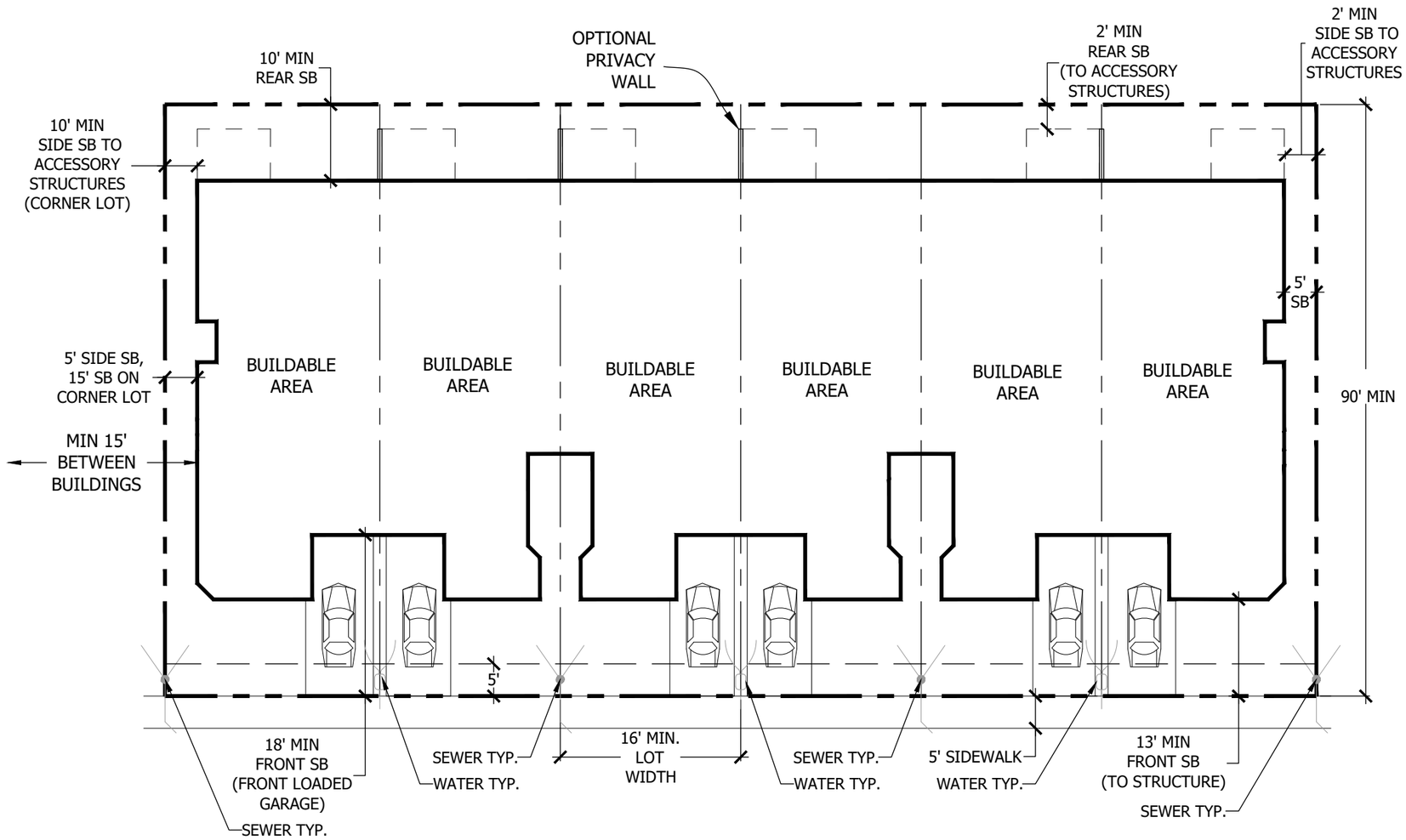
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SHEET 1 OF 1

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EXHIBIT 17C
TYPICAL TOWNHOME LOT

(See next page)



NOTES:

1. BUILDING AREA SHALL BE A MAXIMUM OF 60% OF LOT AND MAXIMUM IMPERVIOUS LOT COVERAGE SHALL BE 80%.
2. MINIMUM OPEN SPACE SHALL BE 30%
3. NON ALLEY LOTS WITHOUT DETACHED GARAGES.
4. SIDE SETBACKS FOR CORNER LOTS ADJACENT TO A STREET IS 15'
5. THE MINIMUM DRIVEWAY WIDTH FROM THE STREET TO THE ONE REQUIRED ENCLOSED GARAGE SPACE SHALL BE A MINIMUM OF TEN (10) FEET, AND THE MAXIMUM DRIVEWAY WIDTH FROM THE STREET TO THE GARAGE ENCLOSURES SHALL BE THIRTY (30) FEET.
6. THE SEPARATION FROM EDGE OF DRIVEWAYS TO THE SANITARY/WATER SERVICES SHALL BE IN CONFORMANCE WITH UTILITY SYSTEMS DEPARTMENT STANDARDS.
7. THE MINIMUM FRONT LOT WIDTH AT THE R-O-W LINE SHALL BE 16 FEET.
8. PLACEMENT OF DOORS/ENTRANCES AND GARAGES CAN VARY, PROVIDED ALL THE CRITERIA LISTED IN EXHIBIT 13 (DEVELOPMENT STANDARDS) ARE ADHERED TO.

PSLUSD #11-681-00
PSL PROJ# P21-148

TYPICAL 1-CAR TOWNHOME LOT

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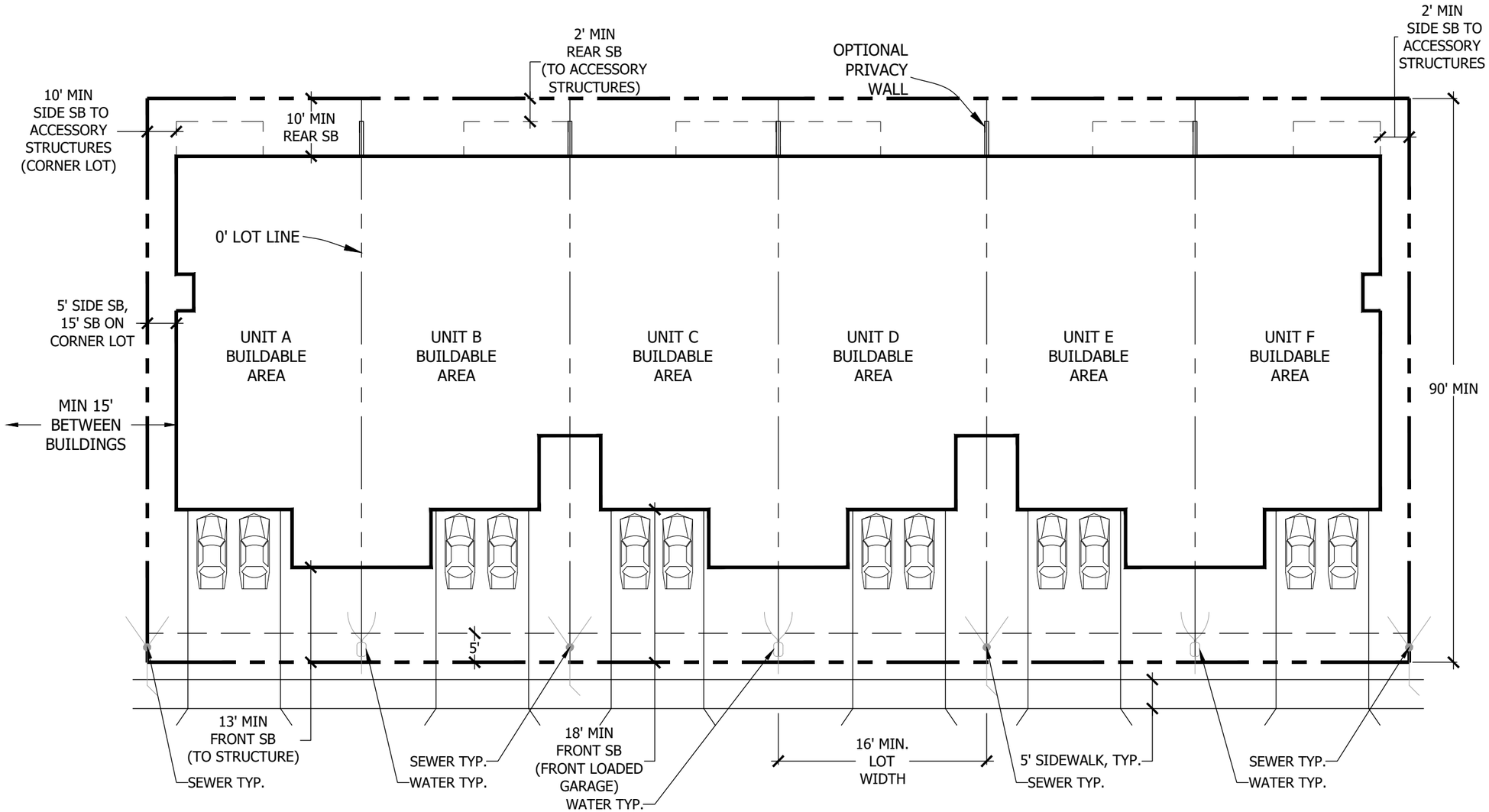
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Port St. Lucie, Florida

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APPROVED DTS
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DATE 10-20-21
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NOTES:

1. BUILDING AREA SHALL BE A MAXIMUM OF 60% OF LOT AND MAXIMUM IMPERVIOUS LOT COVERAGE SHALL BE 80%.
2. MINIMUM OPEN SPACE SHALL BE 30%
3. NON ALLEY LOTS WITHOUT DETACHED GARAGES.
4. SIDE SETBACKS FOR CORNER LOTS ADJACENT TO A STREET IS 15'.
5. THE MINIMUM DRIVEWAY WIDTH FROM THE STREET TO THE ONE REQUIRED ENCLOSED GARAGE SPACE SHALL BE A MINIMUM OF TEN (10) FEET, AND THE MAXIMUM DRIVEWAY WIDTH FROM THE STREET TO THE GARAGE ENCLOSURES SHALL BE THIRTY (30) FEET.
6. THE SEPARATION FROM EDGE OF DRIVEWAYS TO THE SANITARY/WATER SERVICES SHALL BE IN CONFORMANCE WITH UTILITY SYSTEMS DEPARTMENT STANDARDS.
7. THE MINIMUM FRONT LOT WIDTH AT THE R-O-W LINE SHALL BE 16 FEET.
8. PLACEMENT OF DOORS/ENTRANCES AND GARAGES CAN VARY, PROVIDED ALL THE CRITERIA LISTED IN EXHIBIT 13 (DEVELOPMENT STANDARDS) ARE ADHERED TO.

PSLUSD #11-681-00
PSL PROJ# P21-148

TYPICAL 2-CAR TOWNHOME LOT

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MPUD PARCEL A
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APPROVED	DTS
JOB NUMBER	20-0518
DATE	10-20-21
REVISIONS	02-16-24

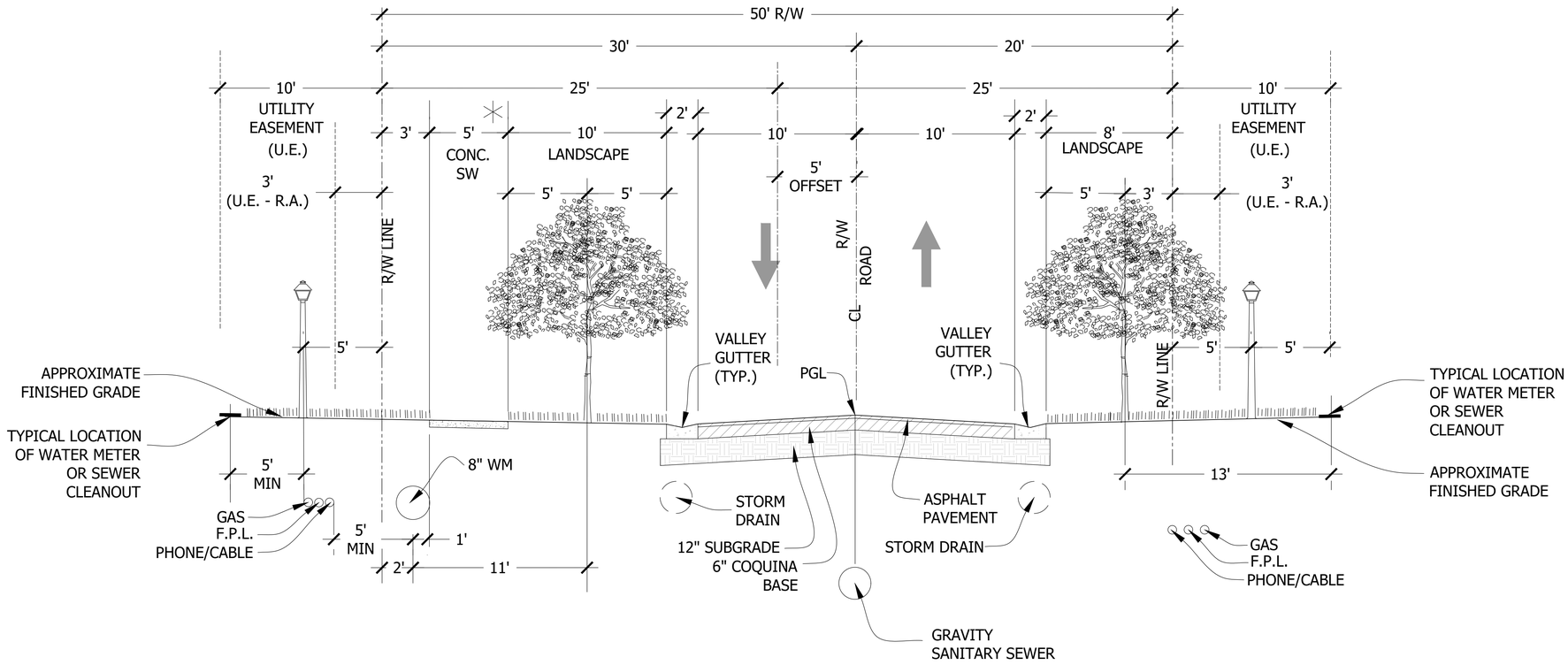
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EXHIBIT 18A
TYPICAL 50’ ROADWAY SECTION

(See next page)



50' RIGHT-OF-WAY
TYPICAL SECTION

POSTED SPEED 25 MPH

NOTE:

3' SIDEWALK OFFSET AND 2' U.E. - RESTRICTED AREA (R.A.) WILL BE REQUIRED IF P.S.L. MAINLINE FACILITIES ARE LOCATED ON BOTH SIDES OF STREET.
PSLUSD FIBEROPTICS WILL BE LOCATED IN 2' U.E. - R.A. IF FM IS REQUIRED.
SIDEWALKS SHALL NOT BE REQUIRED ON "DEAD END" ROADWAYS WHERE THE LENGTH OF THE SIDEWALKS WOULD BE 200' OR LESS.
TREES SHALL BE ADJUSTED PER DRIVEWAY LOCATIONS WITH A MINIMUM 5' TO THE DRIVEWAY.
LOCATION OF SIDEWALKS MAY VARY. SIDEWALK SHALL BE REQUIRED ONLY ON ONE SIDE OF THE ROADWAY.
FINAL LOCATION OF UTILITIES MAY BE ADJUSTED FOR SPECIFIC CONDITION.

PSLUSD #11-681-00
PSL PROJ# P21-148
50' ROW SECTION

NOT TO SCALE

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JOB NUMBER 20-0518
DATE 10-20-21
REVISIONS 02-12-24

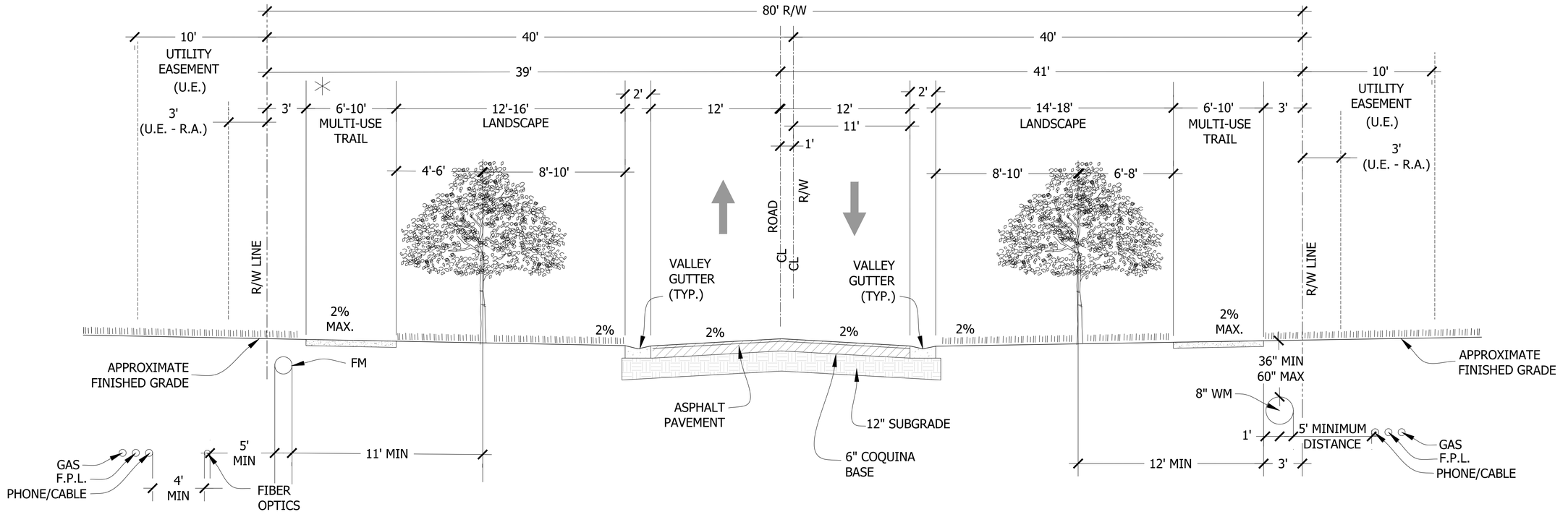
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SHEET 1 OF 1

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EXHIBIT 18B
TYPICAL 80’ ROADWAY SECTION

(See next page)



80' RIGHT-OF-WAY
TYPICAL SECTION

NOTE:

3' MULTI-USE TRAIL OFFSET AND 2' U.E. - RESTRICTED AREA (R.A.) WILL BE REQUIRED IF P.S.L. MAINLINE FACILITIES ARE LOCATED ON BOTH SIDES OF STREET.
PSLUSD FIBEROPTICS WILL BE LOCATED IN 2' U.E. - R.A. IF FM IS REQUIRED.
ONE SIDE OF ROAD MAY HAVE 6' MULTI-USE TRAIL, THE OTHER SIDE OF ROAD TO HAVE A 10' MULTI-USE TRAIL.
LOCATION OF SIDEWALKS MAY VARY.
FINAL LOCATION OF UTILITIES MAY BE ADJUSTED FOR SPECIFIC CONDITION.

PSLUSD #11-681-00
PSL PROJ# P21-148
80' ROW SECTION

NOT TO SCALE

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MPUD PARCEL A
Port St. Lucie, Florida

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DATE	10-20-21
REVISIONS	02-08-24

January 11, 2024
Drawing: 20-0518_PUD MASTER PLAN_01-11-24.DWG

SHEET 1 OF 1

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EXHIBIT 19
TRAFFIC GENERATION STATEMENT

(See Traffic Exhibit 1)

EXHIBIT 20

WATER/WASTEWATER PLANS

(See next page)

PROPOSED CULVERT (FROM NE BASIN)

PHASE 1 (C.E. BASIN)

PROPOSED DRAINAGE INTERCONNECT (TYPICAL)

PROPOSED DRAINAGE INTERCONNECT (TYPICAL)

EXISTING CONTROL STRUCTURE & OUTFALL

EXISTING DITCH (TO C-23 CANAL)

LEGEND

SD — DRAINAGE PIPE (AS SHOWN)

WET DETENTION LAKE

NORTH

GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

		DATE	BY
REVISIONS			
FILE NAME: 4371ENG-PH1 PRELIM.DWG			

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561) 392-1991 / FAX (561) 750-1452

WILSON GROVES MPUD - PARCEL A
CONCEPTUAL STORMWATER MANAGEMENT PLAN
ST. LUCIE COUNTY, FLORIDA

DATE 06/30/2021
DRAWN BY RHT
F.B./ PG. N/A
SCALE 1"=200'

RYAN D. WHEELER
PROFESSIONAL ENGINEER
LICENSE NO. 71477
STATE OF FLORIDA
– FOR THE FIRM –
DATE

JOB # 4371
SHT.NO.
SD – 01
OF 1 SHEETS

FUTURE WATERMAIN

PROPOSED WATERMAIN

EXISTING WATERMAIN

NORTH

GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

REVISIONS	DATE	BY

FILE NAME: 4371ENG-PW1 PRELIM.DWG

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LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

WILSON GROVES MPUD - PARCEL A
CONCEPTUAL POTABLE WATER DISTRIBUTION PLAN
ST. LUCIE COUNTY, FLORIDA

DATE 06/30/2021
DRAWN BY RHT
F.B./ PG. N/A
SCALE 1"=200'

RYAN D. WHEELER
PROFESSIONAL ENGINEER
LICENSE NO. 71477
STATE OF FLORIDA
– FOR THE FIRM –
DATE

JOB # 4371
SHT.NO.
PW–01
OF 1 SHEETS

PROPOSED FORCEMAIN

PROP. LIFT STATION NO. LS-02

PROP. LIFT STATION NO. LS-01

PROPOSED FORCEMAIN

EXISTING FORCEMAIN

NORTH

GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

REVISIONS	DATE	BY
FILE NAME: 4371ENG-PH1 PRELIM.DWG		

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561) 392-1991 / FAX (561) 750-1452

WILSON GROVES MPUD - PARCEL A
CONCEPTUAL WASTEWATER DISTRIBUTION PLAN
ST. LUCIE COUNTY, FLORIDA

DATE 06/30/2021
DRAWN BY RHT
F.B./ PG. N/A
SCALE 1"=200'

RYAN D. WHEELER
PROFESSIONAL ENGINEER
LICENSE NO. 71477
STATE OF FLORIDA
– FOR THE FIRM –
DATE

JOB # 4371
SHT.NO.
WW–01
OF 1 SHEETS

MEMORANDUM

TO: Bridget Kean, Deputy Director, Planning & Zoning

FROM: Diana Spriggs, P.E. – Regulatory Division Director, Public Works *D.S.*

DATE: February 27, 2024

SUBJECT: P21-148 Wilson Grove Parcel A MPUD
Traffic Generation, Stacking & Circulation Approval

This application and Traffic Report prepared by O'Rourke Engineering & Planning dated January 15, 2024 has been reviewed by the Public Works Department and the transportation elements of the project were found to be in compliance with the adopted level of service and requirements of Chapter 156 of City Code, and Public Works Policy 19-01pwd. It is to be noted that only the standard single family trip generation rates were reviewed for this approval.

Parcel A includes 1,180 Single Family Residential units. According to the ITE Trip Generation Manual, 11th edition, this equates to 1,011 PM Peak hour trips using single family trip generation rates. Per the latest Wilson Grove DRI, no further roadway commitments are triggered at this time.

Included in the Parcel A MPUD document, there are certain roadways to be constructed in order to provide the access for this development. These items include the construction of:

1. Stabilized section of Farm Road A to an emergency access ingress/egress located off Range Line Road prior to the first non-model residential building permit in Parcel A.
2. Stabilized section of N/S B from Becker Road going north to the first east-west street within Parcel A as emergency only access prior to 600th Certificate of Occupancy within Parcel A.

Public Works would like to recommend a condition of approval to amend the Parcel A MPUD document to also include:

1. The applicant shall submit a traffic study revised to remove all references to age-restricted units prior to the public hearing before the City Council.
2. Additional transportation requirements to establish a

timeline for the completion of N/S A from Becker Road going north to the second entrance of this Parcel A MPUD consistent with Section 158.187(B)(1)a) of the City of Port St. Lucie Code of Ordinances prior to the public hearing before the City Council.

TRAFFIC EXHIBIT 1

O'ROURKE
ENGINEERING & PLANNING

January 15, 2024

Mr. Ramsey Akel
Akel Homes
5300 W. Atlantic Ave, Suite 505
Delray Beach, FL. 33446

Re: MPUD Parcel A

Dear Mr. Akel:

O'Rourke Engineering & Planning is pleased to provide the Traffic Memo associated with the MPUD for Parcel A for the Wilson Groves PUD. As the project is part of an approved DRI with transportation concurrency vesting, the subject of this memo, is trip generation and driveway requirements. Each is discussed herein.

Parcel A Description

The project will consist of 1,180 single family detached homes with access via two driveways, one on Becker Road and one on N/S A. **Attachment A** provides the project layout.

The residential units within Parcel A will be age restricted units. For trip generation purposes, the traffic will be generated treating the residential as traditional single family units, (ITE land use code 210). For informational purposes and for assessing the triggers for widening two lanes to four lanes or more, the age restricted (Land Use Code 251) trip generation may be considered.

Trip Generation

Table 1 summarizes the trip generation using single family detached trip generation. **Table 2** summarizes the trip generation using age restricted detached rates.

PM peak hour trips are the basis for the trip thresholds within the DRI Development Order. The Development Order condition is found in ATTACHMENT B. As shown, Parcel A generates 1,011 PM peak hour trips using single family trip generation rates. No roadway improvements are triggered. As an age restricted development that actual trip generation would be 304 PM peak hour trips.

Driveway Volumes

Figure 1 illustrates the project volumes for the roadway network that will be in place when Parcel A is completed. **Figure 2** illustrates the project volumes when the roadway network is built out.

3725 SE Ocean Boulevard | Suite 201 | Stuart, FL 34996 | 772-781-7918 |
Susan@OREP.Tech

The project assignments are based on the previously reviewed traffic studies for the Wilson Groves Master Plan and Map H.

Based on the volumes the following traffic control and turn lanes are recommended.

N/S A and Project Driveway

One Northbound right turn lane and one southbound left turn lane.

One westbound left turn lane and one westbound right turn lane.

Becker Road and Project Driveway

One eastbound left turn lane

One westbound right turn lane

One southbound left turn lane

One southbound right turn lane.

It has been a pleasure working with you. Let me know if you have any questions or comments.

Respectfully submitted,

O'Rourke Engineering & Planning

Susan E. O'Rourke, P.E.

President

Prepared by: O'Rourke Engineering & Planning Certificate of Authorization: #26869 3725 SE Ocean Boulevard Suite 201 Stuart, Florida 34996 772-781-7918	Professional Engineer Susan E. O'Rourke, P.E. Date signed and sealed: 1/15/24 License #: 42684

Table 1a - Trip Generation - Map H - Daily- Proposed - Buildout - TAZ 652Parcel A

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips			Internalization Trips				Net External Trips			Pass-by Trips				Net New Trips		
					In	Out	In	Out	Total	In	Out	Total	%	In	Out	Total	In	Out	Total	%	In	Out	Total
Age Restricted	251		DU	Ln(T) = 0.85Ln(X) +2.47	50%	50%	-	-	-		-	-	0.0%	-	-	-	-	-	-	0.0%	-	-	-
Single- Family Detached Housing	210	1,180	DU	Ln(T)=0.92Ln(X)+2.68	50%	50%	4,887	4,886	9,773	-	-	-	0.0%	4,887	4,886	9,773	-	-	-	0.0%	4,887	4,886	9,773
Multi- Family Housing (Mid-Rise)	221		DU	T = 4.54(X)	50%	50%	-	-	-	-	-	-	0.0%	-	-	-	-	-	-	0.0%	-	-	-
General Office	710		Sft	T = 10.84(X)	50%	50%	-	-	-	-	-	-	0.0%	-	-	-	-	-	-	0.0%	-	-	-
Civic Use			Sft	T=54.51(X)	50%	50%	-	-	-	-	-	-	0.0%	-	-	-	-	-	-	0.0%	-	-	-
Institutional Use			Sft	T=30.49(X)	50%	50%	-	-	-	-	-	-	0.0%	-	-	-	-	-	-	0.0%	-	-	-
Industrial Park	130		Sft	T=3.37(X)	50%	50%	-	-	-	-	-	-	0.0%	-	-	-	-	-	-	0.0%	-	-	-
General Commercial	820		Sft	T = 37.01(X)	50%	50%	-	-	-	-	-	-	0.0%	-	-	-	-	-	-	34.0%	-	-	-
Regional Park	417		Acres	T=4.57(X)	50%	50%	-	-	-	-	-	-	0.0%	-	-	-	-	-	-	0.0%	-	-	-
Elementary School	520		Students	T=2.27(X)	50%	50%	-	-	-	-	-	-	0.0%	-	-	-	-	-	-	0.0%	-	-	-
Junior High School	522	-	Students	T=2.10(X)	50%	50%	-	-	-	-	-	-	0.0%	-	-	-	-	-	-	0.0%	-	-	-
Total							**4,887**	**4,886**	**9,773**	**-**	**-**	**-**	**0.0%**	**4,887**	**4,886**	**9,773**	**-**	**-**	**-**	**0.0%**	**4,887**	**4,886**	**9,773**

Source: Trip Generation Manual 11th Edition

Table 1b - Trip Generation - Map H - PM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips			Internalization Trips				Net External Trips			Pass-by Trips				Net New Trips		
					In	Out	In	Out	Total	In	Out	Total	%	In	Out	Total	In	Out	Total	%	In	Out	Total
Age Restricted	251	-	DU	Ln(T)= 0.78 Ln(X) + 0.20	61%	39%	-	-	-	-	-	-	0.0%	-	-	-	-	-	-	0.0%	-	-	-
Single- Family Detached Housing	210	1,180	DU	Ln(T)=0.94Ln(X)+0.27	63%	37%	637	374	1,011	-	-	-	0.0%	637	374	1,011	-	-	-	0.0%	637	374	1,011
Multi- Family Housing (Mid-Rise)	221	-	DU	T = 0.39(X) + 0.34	61%	39%	-	-	-	-	-	-	0.0%	-	-	-	-	-	-	0.0%	-	-	-
General Office	710	-	Sft	T = 1.44(X)	17%	83%	-	-	-	-	-	-	0.0%	-	-	-	-	-	-	0.0%	-	-	-
Civic Use	-	-	Sft	T=5.45(X)	50%	50%	-	-	-	-	-	-	0.0%	-	-	-				0.0%	-	-	-
Institutional Use	-	-	Sft	T=3.05(X)	40%	60%	-	-	-	-	-	-	0.0%	-	-	-				0.0%	-	-	-
Industrial Park	130	-	Sft	T=0.34(X)	22%	78%	-	-	-	-	-	-	0.0%	-	-	-	-	-	-	0.0%	-	-	-
General Commercial	820	-	Sft	Ln(T) = 0.72Ln(X) + 3.02	48%	52%	-	-	-	-	-	-	0.0%	-	-	-	-	-	-	34.0%	-	-	-
Regional Park	417	-	Acres	T=0.26(X)	44%	56%	-	-	-	-	-	-	0.0%	-	-	-	-	-	-	0.0%	-	-	-
Elementary School	520	-	Students	T=0.16(X)	46%	54%	-	-	-	-	-	-	0.0%	-	-	-	-	-	-	0.0%	-	-	-
Junior High School	522	-	Students	T=0.15(X)	48%	52%	-	-	-	-	-	-	0.0%	-	-	-	-	-	-	0.0%	-	-	-
Total							**637**	**374**	**1,011**	**-**	**-**	**-**	**0.0%**	**637**	**374**	**1,011**	**-**	**-**	**-**	**0.0%**	**637**	**374**	**1,011**

Source: Trip Generation Manual 11th Edition

Table 2a - Trip Generation - Map H - Daily- Proposed - Buildout - TAZ 652Parcel A

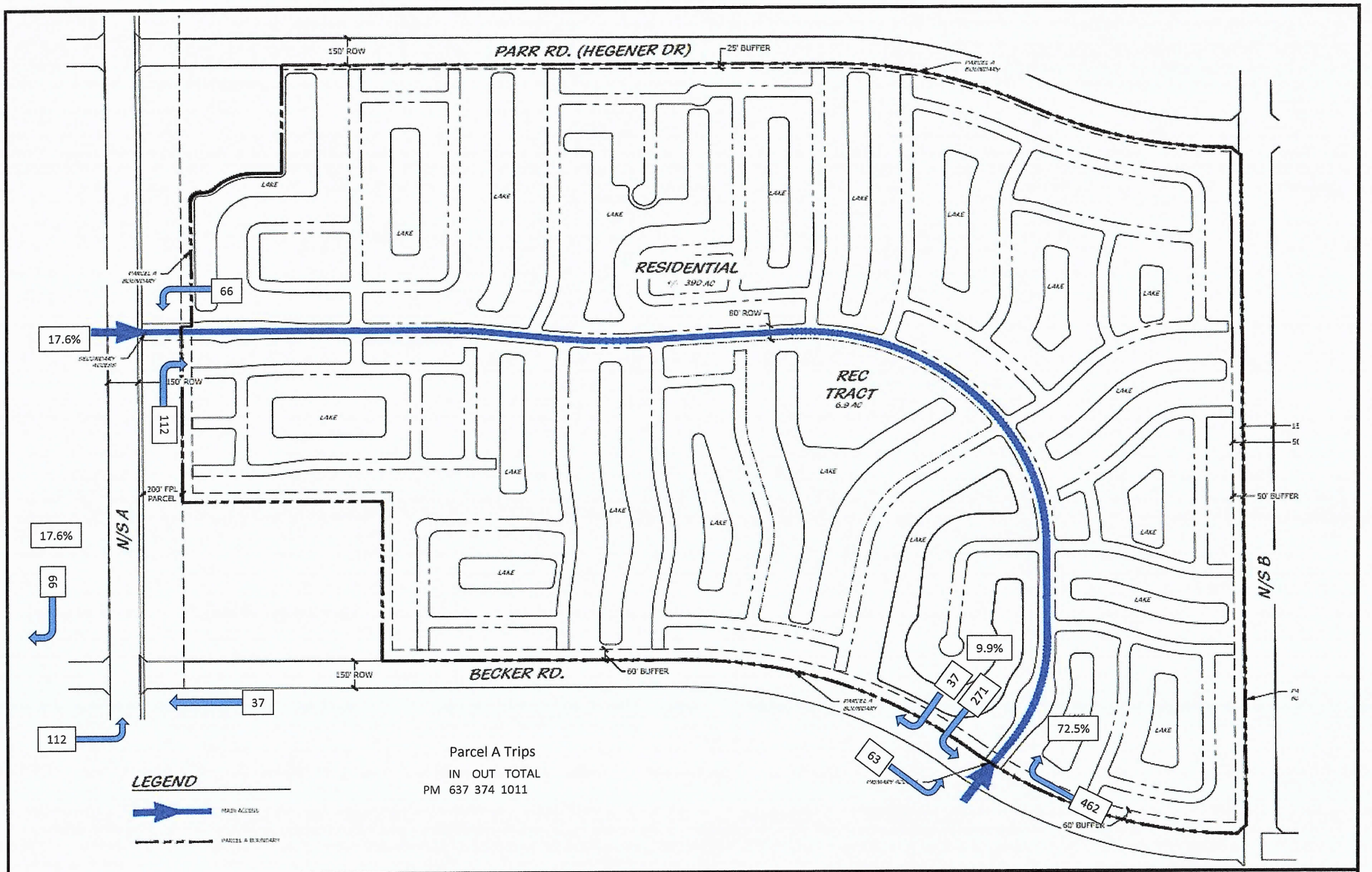
Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips			Internalization Trips				Net External Trips			Pass-by Trips				Net New Trips		
					In	Out	In	Out	Total	In	Out	Total	%	In	Out	Total	In	Out	Total	%	In	Out	Total
Age Restricted	251	1,180	DU	Ln(T) = 0.85Ln(X) +2.47	50%	50%	2,414	2,414	4,828	-	-	-	0.0%	2,414	2,414	4,828	-	-	-	0.0%	2,414	2,414	4,828
Single- Family Detached Housing	210		DU	Ln(T)=0.92Ln(X)+2.68	50%	50%	-	-	-	-	-	-	0.0%	-	-	-	-	-	-	0.0%	-	-	-
Multi- Family Housing (Mid-Rise)	221		DU	T = 4.54(X)	50%	50%	-	-	-	-	-	-	0.0%	-	-	-	-	-	-	0.0%	-	-	-
General Office	710		Sft	T = 10.84(X)	50%	50%	-	-	-	-	-	-	0.0%	-	-	-	-	-	-	0.0%	-	-	-
Civic Use			Sft	T=54.51(X)	50%	50%	-	-	-	-	-	-	0.0%	-	-	-	-	-	-	0.0%	-	-	-
Institutional Use			Sft	T=30.49(X)	50%	50%	-	-	-	-	-	-	0.0%	-	-	-	-	-	-	0.0%	-	-	-
Industrial Park	130		Sft	T=3.37(X)	50%	50%	-	-	-	-	-	-	0.0%	-	-	-	-	-	-	0.0%	-	-	-
General Commercial	820		Sft	T = 37.01(X)	50%	50%	-	-	-	-	-	-	0.0%	-	-	-	-	-	-	34.0%	-	-	-
Regional Park	417		Acres	T=4.57(X)	50%	50%	-	-	-	-	-	-	0.0%	-	-	-	-	-	-	0.0%	-	-	-
Elementary School	520		Students	T=2.27(X)	50%	50%	-	-	-	-	-	-	0.0%	-	-	-	-	-	-	0.0%	-	-	-
Junior High School	522	-	Students	T=2.10(X)	50%	50%	-	-	-	-	-	-	0.0%	-	-	-	-	-	-	0.0%	-	-	-
Total							**2,414**	**2,414**	**4,828**	**-**	**-**	**-**	**0.0%**	**2,414**	**2,414**	**4,828**	**-**	**-**	**-**	**0.0%**	**2,414**	**2,414**	**4,828**

Source: Trip Generation Manual 11th Edition

Table 2b - Trip Generation - Map H - PM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips			Internalization Trips				Net External Trips			Pass-by Trips				Net New Trips		
					In	Out	In	Out	Total	In	Out	Total	%	In	Out	Total	In	Out	Total	%	In	Out	Total
Age Restricted	251	1,180	DU	Ln(T)= 0.78 Ln(X) + 0.20	61%	39%	185	119	304	-	-	-	0.0%	185	119	304	-	-	-	0.0%	185	119	304
Single- Family Detached Housing	210	-	DU	Ln(T)=0.94Ln(X)+0.27	63%	37%	-	-	-	-	-	-	0.0%	-	-	-	-	-	-	0.0%	-	-	-
Multi- Family Housing (Mid-Rise)	221	-	DU	T = 0.39(X) + 0.34	61%	39%	-	-	-	-	-	-	0.0%	-	-	-	-	-	-	0.0%	-	-	-
General Office	710	-	Sft	T = 1.44(X)	17%	83%	-	-	-	-	-	-	0.0%	-	-	-	-	-	-	0.0%	-	-	-
Civic Use	-	-	Sft	T=5.45(X)	50%	50%	-	-	-	-	-	-	0.0%	-	-	-				0.0%	-	-	-
Institutional Use	-	-	Sft	T=3.05(X)	40%	60%	-	-	-	-	-	-	0.0%	-	-	-				0.0%	-	-	-
Industrial Park	130	-	Sft	T=0.34(X)	22%	78%	-	-	-	-	-	-	0.0%	-	-	-	-	-	-	0.0%	-	-	-
General Commercial	820	-	Sft	Ln(T) = 0.72Ln(X) + 3.02	48%	52%	-	-	-	-	-	-	0.0%	-	-	-	-	-	-	34.0%	-	-	-
Regional Park	417	-	Acres	T=0.26(X)	44%	56%	-	-	-	-	-	-	0.0%	-	-	-	-	-	-	0.0%	-	-	-
Elementary School	520	-	Students	T=0.16(X)	46%	54%	-	-	-	-	-	-	0.0%	-	-	-	-	-	-	0.0%	-	-	-
Junior High School	522	-	Students	T=0.15(X)	48%	52%	-	-	-	-	-	-	0.0%	-	-	-	-	-	-	0.0%	-	-	-
Total							**185**	**119**	**304**	**-**	**-**	**-**	**0.0%**	**185**	**119**	**304**	**-**	**-**	**-**	**0.0%**	**185**	**119**	**304**

Source: Trip Generation Manual 11th Edition

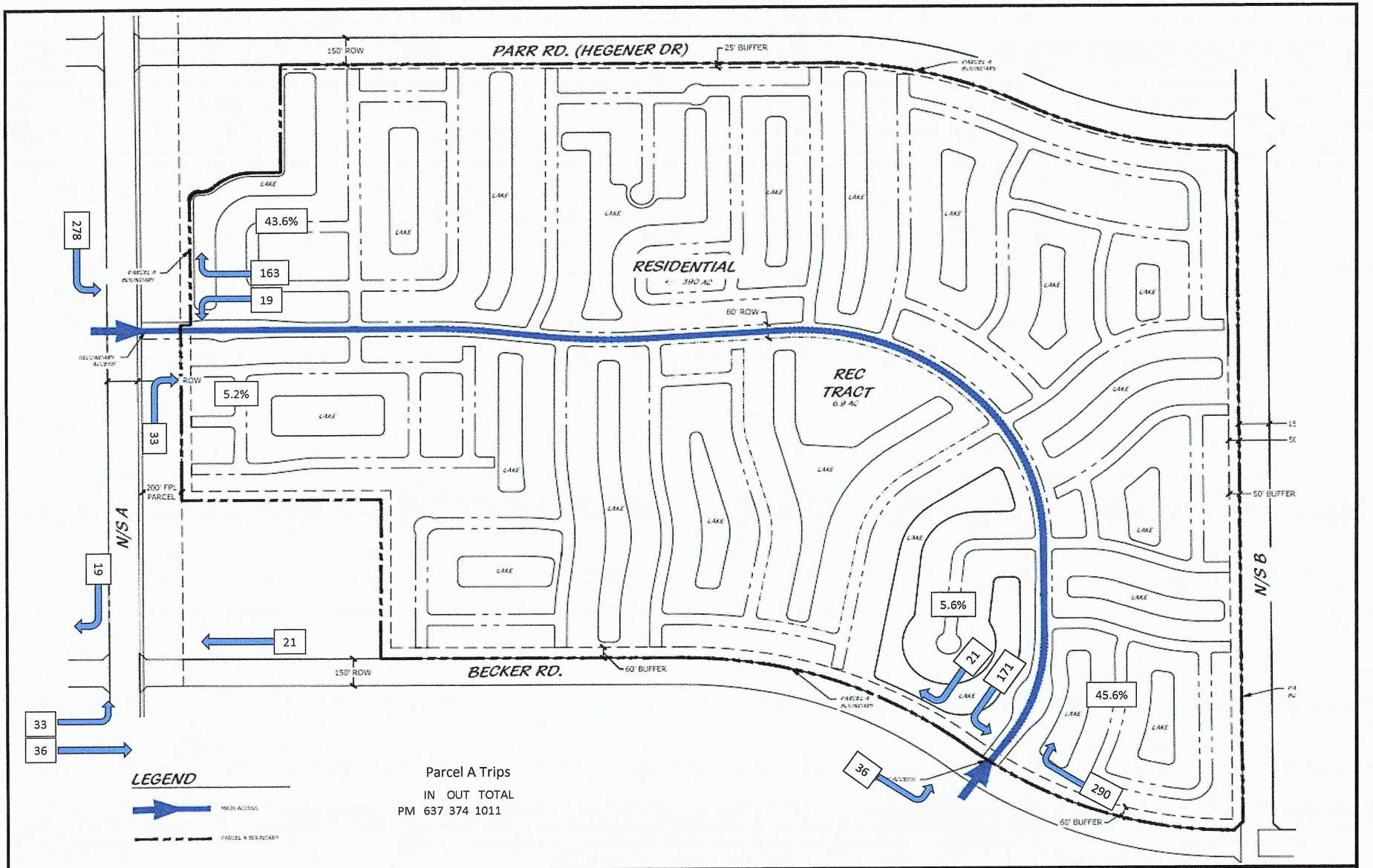


NTS Job Number:	O'ROURKE ENGINEERING & PLANNING 3725 S. East Ocean Blvd Suite 201 Stuart, Fl, 34996 Date:	Legend XX % = Project % Assignment XX = PM Peak Hour Directional Volume

Figure 1

Parcel A Assignment - Initial Network

Parcel A MPUD



NTS	O'ROURKE ENGINEERING & PLANNING 3725 S. East Ocean Blvd Suite 201 Stuart, Fl, 34996	Legend XX % = Project % Assignment XX = PM Peak Hour Directional Volume
Job Number:	Date:	

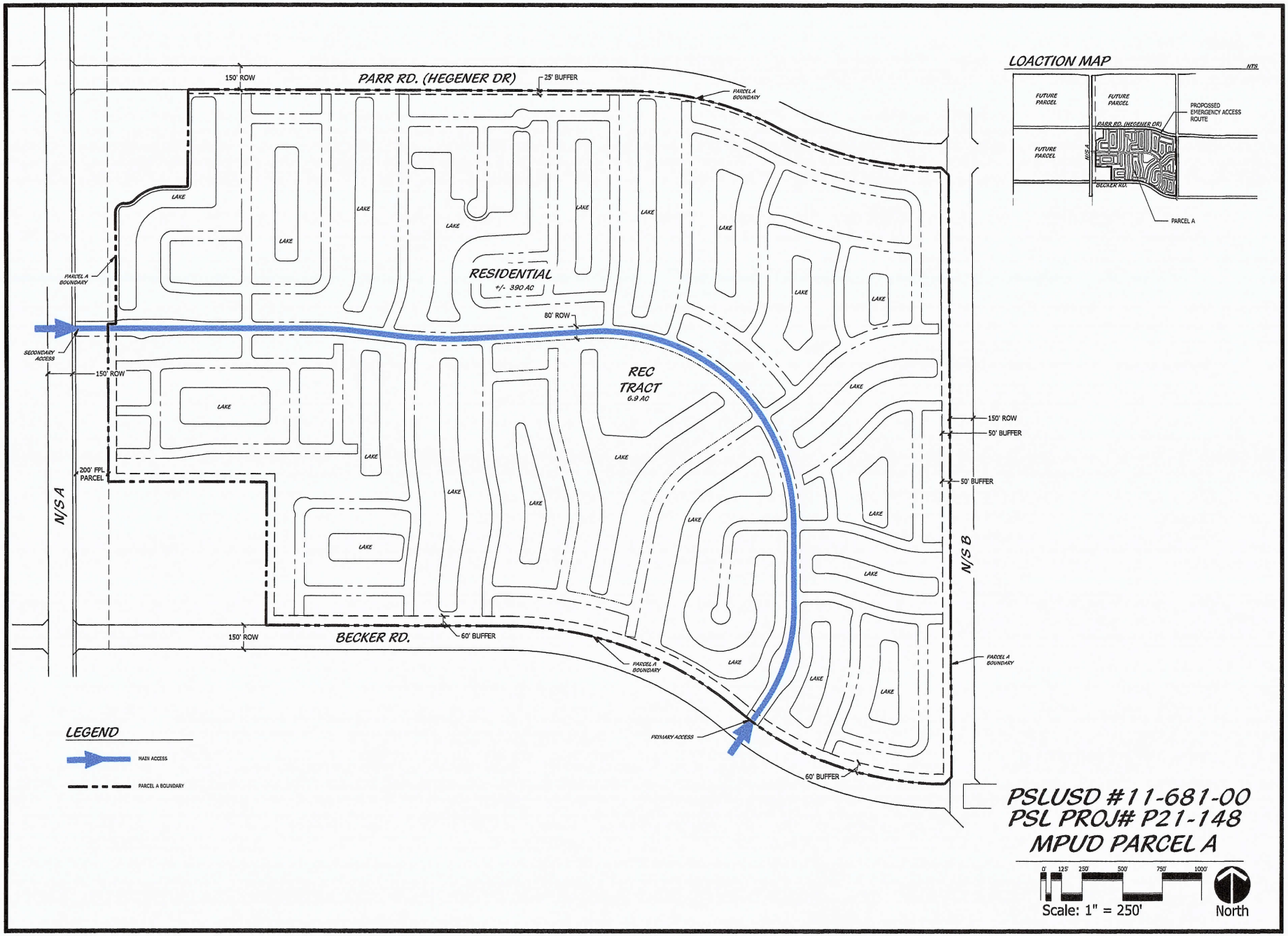
Figure 2

Parcel A Assignment - Buildout Network

Parcel A MPUD

ATTACHMENT A

PARCEL A MPUD



Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-C000239

MPUD PARCEL A

Port St. Lucie, Florida

DESIGNED	DTS
DRAWN	PRP
APPROVED	DTS
JOB NUMBER	20-0518
DATE	01-10-24
REVISIONS	

SHEET 1 OF 1

© COTLEUR & HEARING INC.
These drawings are the property of the services and are not to be used for extensions or on other projects except by agreement in writing with the architect. It is unlawful to modify any dimensions on the architect.

ATTACHMENT B

DEVELOPMENT ORDER CONDITION FOR ROADWAY TRIGGERS

internal capture and passer-by, if appropriate, to determine net trips generated by the development. The trip generation shall be cumulative and include all previous site plan and residential subdivision plat approvals. Development order conditions shall be evaluated using the trip generation analysis to determine triggering of any transportation conditions.

Access Road Improvements

18. No building permits shall be issued for development that generates more than the total net external p.m. peak hour trip threshold or residential units identified in Table 1, whichever comes last, until: 1) contracts have been let for the roadway widening or construction projects identified in Table 1 under "Required Improvement"; 2) a local government development agreement consistent with sections 163.3220 through 163.3243, F.S. has been executed; or 3) the improvement is scheduled in the first three years of the applicable jurisdiction's Capital Improvements Program of FDOT's adopted work program.

Table 1

Access Road Improvements

Road	From	To	Trip Threshold*	Residential Units	Required Improvement
Phase 1					
Becker Rd	Village Pkwy	N/S B	0	0	2L
Secondary Emergency Access Road between Becker Rd at N/S B and Rangeline Road			0	0	Emergency Access Road
Becker Rd	N/S B	Range Line Rd	2,573	2,200	2L
Phase 2					
Becker Rd	N/S B	Range Line Rd	4,148	3,955	Widen to 4L D

*Wilson Groves Cumulative Total Net External DRI p.m. Peak Hour Trips

Internal Road Improvements

19. No building permits shall be issued for development that generates more than the total net external p.m. peak hour trip threshold or residential units identified in Table 2, whichever comes last, until: 1) contracts have been let for the roadway widening or construction projects identified in Table 2 under "Required Improvement"; 2) a local government development agreement consistent with sections 163.3220 through 163.3243, F.S. has been executed; or 3) the monitoring program included in Condition 15 does not require these improvements; or 4) the improvement is scheduled in the first three years of the applicable jurisdiction's Capital Improvements Program or FDOT's adopted work program.

RESOLUTION 11-R

EXHIBIT "B"

Table 2

Internal Road Improvements

Road	From	To	Trip Threshold*	Residential Units	Required Improvement
Phase 1					
N/S A	Becker Rd	E/W 3	2,573	2,200	2L
E/W 3	Rangeline Rd	N/S A	2,573	2,200	2L
E/W 3	N/S A	N/S B	2,573	2,200	2L
Phase 2					
Paar Dr	N/S A	N/S B	4,152	3,960	2L
N/S B	Becker Rd	E/W 3	4,397	4,233	2L
Phase 3					
N/S A	Becker Rd	E/W 3	6,708	6,564	Widen to 4L D
Paar	N/S A	N/S B	7,148	6,821	Widen to 4L D
Paar	Rangeline Rd	N/S A	7,449	6,997	2L

*Wilson Groves Cumulative Total Net External DRI p.m. Peak Hour Trips

External Roadways Improvements – West of I-95

~~17~~20. Based on the results of the Western Annexation Traffic Study, no building permits shall be issued for development that generates more than the total net external p.m. peak hour trips indicated in Table 3 or after December 31 of the indicated year in Table 3, ~~2010~~ whichever comes last, until: 1) contracts have been let to build the following roadways with the lane geometry presented below; 2) a local government development agreement consistent with sections 163.3220 through 163.3243, F.S. has been executed; 3) the monitoring program included in Condition 15 does not require these improvements; or 4) the improvement is scheduled in the first three years of the City's adopted Capital Improvements Program or FDOT's adopted work program. For improvements constructed by the Developer, surety or other acceptable evidence shall be provided to the satisfaction of the City of Port St. Lucie that sufficient funds will be available to complete the following roadways as shown in Table 3:

Return to: (enclose self-addressed stamped envelope)
Name: Mitchell A. Sherman, P.A.
Address: 7593 Boynton Beach Blvd., Suite 220
Boynton Beach, Florida 33437

This Instrument Prepared by:

EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 3294604 12/30/2008 at 11:19 AM
OR BOOK 3046 PAGE 2761 - 2767 Doc Type: DEED
RECORDING: $61.00
D DOC STAMP COLLECTION: $15221.50

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR PROCESSING DATA

Parcel ID Number:

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made this 23rd day of December, 2008 between **ACR PROPERTIES, LLC, a Florida limited liability company,** hereinafter referred to as "Grantor", and **ACR ACQUISITION, LLC, a** Delaware **limited liability company**, whose address is **7593 Boynton Beach Blvd., Suite 220, Boynton Beach, Florida 33437**, hereinafter referred to as "Grantee".

WITNESSETH: that the Grantor, for and in consideration of the sum of Ten and No/100 ($10.00), and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee and Grantee's successors and assigns forever, the following described land, situate, lying and being in the County of St. Lucie, State of Florida, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

This conveyance is subject to the following:

1. Taxes and assessments for the year of this instrument and subsequent years;

2. Zoning and other governmental regulations;

3. All easements, covenants, restrictions, limitations, declarations, reservations, agreements and conditions of record, whether set forth on the subdivision plat, common to the subdivision or otherwise of record.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with the said Grantee that the Grantor is lawfully seized of said Property in fee simple; that the Grantor has good right and lawful authority to sell and convey said Property, and hereby specially warrants the title to said Property and will defend the same against the lawful claims of all personal claiming by, through or under the said Grantor, but against none other.

NB This document is being re-recorded to correct a scrivener's error in the name of the Grantee

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal the day an year first above written.

Signed, sealed and delivered in our presence:

ACR PROPERTIES, LLC, a Florida limited liability company

Witness: Khristina Iwasz

Witness:

By:_____
Charles Scardina, Managing Member
7593 Boynton Beach Blvd., Suite 220
Boynton Beach, FL 33437

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 23 day of December, 2008 by Charles Scardina Managing Member of ACR Properties, LLC, a Florida limited liability company. He is personally known to me.

KHRISTINA N. IWASZ
MY COMMISSION # DD 632126
EXPIRES: February 1, 2011
Bonded Thru Notary Public Underwriters

Notary Public - State of Florida
My Commission Expires:

\\PARALEGAL1-PC\Company\CLIENTS\ANSCA\RESTRUCTURE\DEEDS\ACR WD.wpd

EXHIBIT A

Parcel 1: (O. R. Book 1852, page 821)

The West 1664.25 feet of Tract 11, THE ALAN WILSON GROVE, according to the plat thereof as recorded in Plat Book 12, Pages 50 and 50A, Public Records of St. Lucie County, Florida.

Parcel 2: (O. R. Book 1852, Page 821)

Tract 2, Block 6, THE ALAN WILSON GROVE, according to the plat thereof as recorded in Plat Book 12, Pages 50 and 50A, Public Records of St. Lucie County, Florida.

Parcel 3: (O. R. Book 1696, Page 2993)

The following described situate, lying and being in Saint Lucie County, Florida, to-wit:

The South 349 feet of Block 1 of ALAN WILSON GROVE PLAT, according to the Plat thereof recorded in the Office of the Clerk of the Circuit Court in and for St. Lucie County, Florida, in Plat Book 12, Page 50, Public Records of St. Lucie County, Florida, less the West 5 feet thereof.

And

The North 660 feet of the South 2018 feet of Block 1 ALAN WILSON GROVE PLAT, according to the Plat thereof recorded in the Office of the Clerk of the Circuit Court of St. Lucie County, Florida, in Plat Book 12, Page 50, Public Records of St. Lucie County, Florida.

Parcel 4: (O. R. Book 1658, Page 1628)

The following described land, situate, lying and being in ST. LUCIE County, Florida, to wit:

The North 660 feet of the South 1358 feet of Block 1, The Alan Wilson Grove Plat, according to the plat thereof recorded in Plat Book 12, Page 50, public records of St. Lucie County, Florida. LESS AND EXCEPT road rights of way of record.

Parcel 5: (O. R. Book 1637, Page 2206)

The following described land, situate, lying and being in ST. LUCIE County, Florida, to wit:

The North 349 feet of the South 698 feet of Block 1, The Alan Wilson Grove Plat, according to the plat thereof recorded in Plat Book 12, Page 50, public records of St. Lucie County, Florida. LESS AND EXCEPT however, any canal and road rights of way of record.

Parcel 6: (O. R. Book 1666, Page 2809)

The North 1980 feet of the South 3998 feet of Block 1, ALAN WILSON GROVE PLAT (sometimes and commonly referred to as Allen Wilson Grove Plat) according to the plat thereof recorded in Plat Book 12, Page 50, Public Records of St. Lucie County, Florida; LESS the West five feet thereof.

The above described property may also be described as follows:

PARCEL 1:

The North 660 feet of the South 3998 feet of Block 1, ALAN WILSON GROVE PLAT (sometimes and commonly referred to as Allen Wilson Grove Plat), according to the plat thereof recorded in Plat Book 12, Page 50, Public Records of St. Lucie County, Florida; LESS the West five feet thereof.

PARCEL 2:

The South 660 feet of the North 1320 feet of the South 3998 feet of Block 1, ALAN WILSON GROVE PLAT (sometimes and commonly referred to as Allen Wilson Grove Plat), according to the plat thereof recorded in Plat Book 12, Page 50, Public Records of St. Lucie County, Florida; LESS the West five feet thereof.

PARCEL 3:

The South 660 feet of the North 1980 feet of the South 3998 feet of Block 1, ALAN WILSON GROVE PLAT (sometimes and commonly referred to as Allen Wilson Grove Plat), according to the plat thereof recorded in Plat Book 12, Page 50, Public Records of St. Lucie County, Florida; LESS the West five feet thereof.

LESS & EXCEPTING there from the following described parcel:

The North 1/2 of the South 660 feet of the North 1320 feet of the South 3998 feet of Block 1, ALAN WILSON GROVE PLAT (sometimes and commonly referred to as Allen Wilson Grove Plat), according to the plat thereof recorded in Plat Book 12, Page 50, Public Records of St. Lucie County, Florida; LESS the West five feet thereof.

Parcel 7: (O. R. Book 1685, Page 2153)

The following described land, situate, lying and being in St. Lucie County, Florida, to-wit:

The South 330 feet of the North 660 feet of the South 1320 feet to the North 3662 feet of Block 4 of ALAN WILSON GROVES, as per plat thereof on file in Plat Book 12 at Page 50 of the Public Records of St. Lucie County, Florida, (less 5 feet of said described land, heretofore conveyed to the State of Florida for the use and benefit of the State Road Department).

Parcel 8: (O. R. Book 1652, Page 855)

Being all of the following parcel numbers I through VII inclusive, located and being in St. Lucie County, to wit:

Parcel No. I:

All of Block One (1), except the South Three Thousand Nine Hundred Ninety-Eight (3998) feet thereof, of the Alan Wilson Groves, in the County of St. Lucie, State of Florida, as per plat recorded in Plat Book 12, Page 50, of the Public Records of St. Lucie County, Florida, and further except the Westerly Five (5) feet thereof.

Parcel No. II:

All of Block Four (4), except the South Three Hundred Thirty (330) feet of the North Three Thousand Two (3002) feet thereof, of the Alan Wilson Groves, in the County of St. Lucie, State of Florida, as per plat thereof recorded in Plat Book 12, Page 50, of the Public Records of St. Lucie County, Florida, and also except the Westerly Five (5) feet thereof.

Parcel No. III:

Tract Four (4), Block Six (6) of the Alan Wilson Groves, in the County of St. Lucie, State of Florida, according to plat recorded in Plat Book 12, Page 50, of the Public Records of St. Lucie County, Florida.

Parcel No. IV:

All of Block Seven (7) of the Alan Wilson Groves, in the County of St. Lucie, State of Florida, as recorded in Plat Book 12, Page 50, of the Public Records of St. Lucie County, Florida.

Parcel No. V:

Tract 1, Block 6, of the Alan Wilson Grove, in the County of St. Lucie, State of Florida, as per plat thereof recorded in Plat Book 12, Page 50, Public Records of St. Lucie County, Florida.

Tract 3, Block 6, of the Alan Wilson Grove, in the County of St. Lucie, State of Florida, as per plat thereof recorded in Plat Book 12, Page 50, Public Records of St. Lucie County, Florida.

All of Block 8, of the Alan Wilson Grove, in the County of St. Lucie, State of Florida, as per plat thereof recorded in Plat Book 12, Page 50, Public Records of St. Lucie County, Florida.

All of Block 9, of the Alan Wilson Grove, in the County of St. Lucie, State of Florida, as per plat thereof recorded in Plat Book 12, Page 50, Public Records of St. Lucie County, Florida.

All of Block 10, of the Alan Wilson Grove, in the County of St. Lucie, State of Florida, as per plat thereof recorded in Plat Book 12, Page 50, Public Records of St. Lucie County, Florida.

All of Block 11, except the West 1664.25 feet thereof, of the Alan Wilson Grove, in the County of St. Lucie, State of Florida, as per plat thereof recorded in Plat Book 12, Page 50, Public Records of St. Lucie County, Florida.

Parcel No. VI:

The South one-half of Section 29, less the East 2,030 feet thereof, Township 37 South, Range 39 East, also described as all of Block 3, Plat of Alan Wilson Groves, according to the plat filed in Plat Book 12, Page 50, Public Records of St. Lucie County, Florida.

Parcel No. VII:

The East ½ of Section 30 and the East ½ of Section 31, Township 37 South, Range 39 East, St. Lucie County, Florida, LESS AND EXCEPTING from said East ½ of Section 31 the right-of-way for South Florida Water Management District Canal C-23 conveyed by Special Warranty Deed from O.L. Peacock, et ux, dated May 21, 1951, recorded in Deed Book 166 at page 168 of the Public Records of St. Lucie County, Florida.

FURTHER LESS AND EXCEPTING that certain parcel conveyed to Florida Power & Light Co. by Warranty Deed dated October 24, 1991 and recorded in Official Records Book 760 at page 2258 of the Public Records of St. Lucie County, Florida, described as a portion of Sections 30 & 31, Township 37 South, Range 39 East, more particularly described as follows:
Begin at the northeast corner of said Section 30, having grid coordinate of X = 673,733.755, Y = 1,054,898.583 based on the NAD 27 Datum of the Florida State Plane Coordinate System, East Zone; then S 00° 16' 41" E, along the east boundary of said Section 30, a distance of 2678.51 feet to the East One-Quarter (E 1/4) corner of said Section; thence S 00° 25' 48" E, along said east boundary, 2728.31 feet to the southeast corner of said Section; thence S 00° 09' 38" E, along the east boundary of said Section 31, a distance of 2696.92 feet to the East One-Quarter (E1/4) corner of said Section; thence S 00° 06' 40" E, along said east boundary, 2255.08 feet to the north right-of-way line of Canal C-23 (per Deed Book 52, Page 119 and Deed Book 166, Page 168 of the Public Records of St. Lucie County, Florida); thence N 89° 54' 44" W, along said north right-of-way line, 200.00 feet to a point on a line 200.00 feet west of and parallel with said east boundary of Section 31; thence N 00° 06' 40" W, along said parallel line, 2254.30 feet; thence N 00° 09' 38" W, along said parallel line, 2696.36 feet; thence N 00° 25' 48" W, along a line 200.00 feet west of and parallel with said east boundary of section 30, a distance of 2727.84 feet; thence N 00° 16' 41" W, along said parallel line, 2679.78 feet; thence N 00° 08' 20" E, 0.66 feet to a point on the north boundary of said Section 30; thence S 89° 52' 45" E, along said north boundary, 200.00 feet to the POINT OF BEGINNING.

Together with:

A parcel of land lying in the Southeast 1/4 of Section 30, Township 37 South, Range 39 East of St. Lucie County, Florida.

Being more particularly described as follows:

Beginning at the Southwest corner of the Southeast 1/4 of said Section 30; thence run North 00° 06' 11" West along the West line of the Southeast 1/4 of said Section 30, 301.88 feet; thence run South 88° 41' 07" East, 279.85 feet; thence run South 00° 02' 01" West, 298.25 feet to the South line of the Southeast 1/4 of said Section 30; thence run North 89° 25' 40" West along the South line of the Southeast 1/4 of said Section 30, 279.07 feet to the Point of Beginning.

Parcel 9: (O. R. Book 2052, Page 2389)

The following described land, situate, lying and being in St. Lucie County, Florida, to-wit:

The N. ½ of the S. 660 feet of the N. 1320 feet of the S. 3998 feet of Block 1, Alan Wilson Grove Plat according to the Plat thereof recorded in Plat Book 12, Page 50 of the Public Records of St. Lucie County, Florida

Less and except from the above described parcels, the property conveyed to the city of Port St. Lucie, a Florida municipal corporation recorded in O. R. Book 2972, Page 774, Public Records of St. Lucie County, Florida.

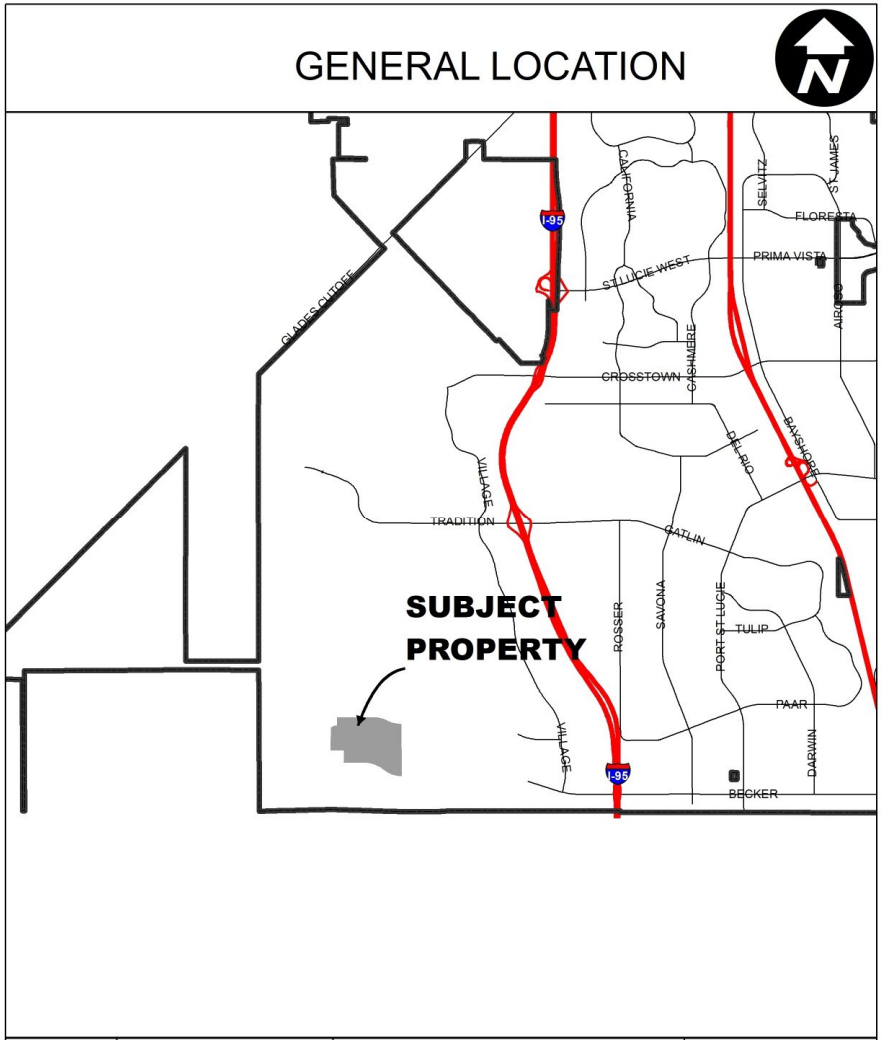
Wilson Groves Parcel A MPUD Rezoning Application
P21-148
Planning and Zoning Board Meeting March 5, 2024

Request Summary

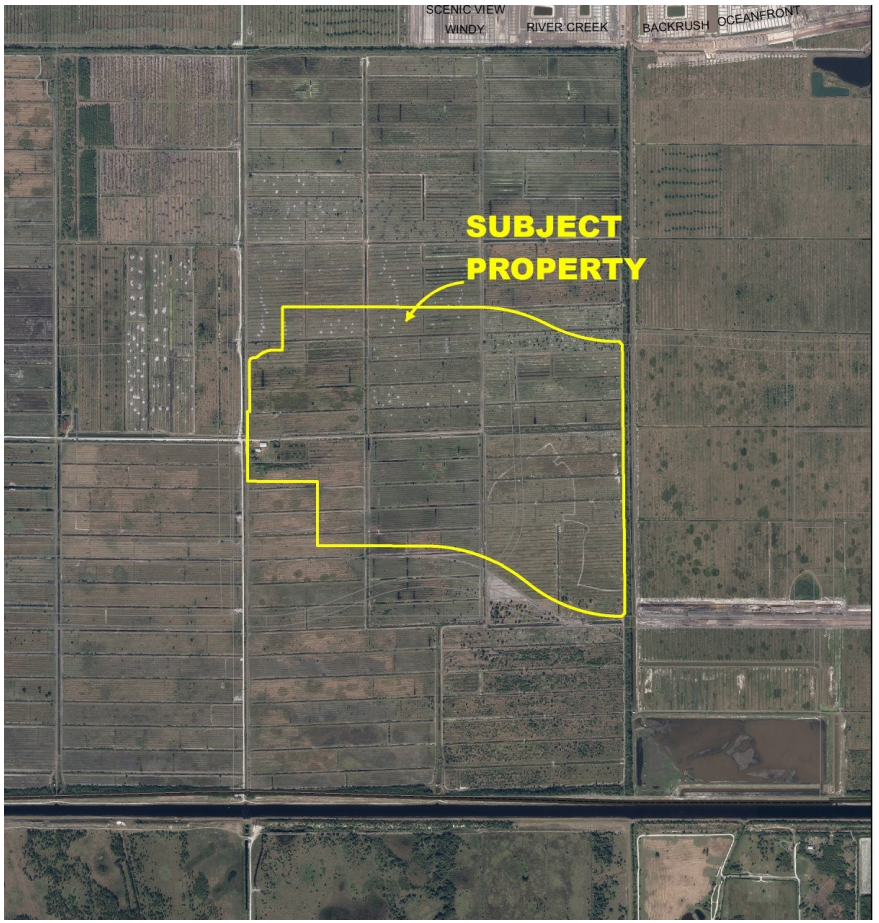
Applicant's Request:	A request is to rezone approximately 390.375 acres of a property from St Lucie County Agricultural 5 (one dwelling unit per five acres) to the zoning designation of City of Port St. Lucie Master Planned Unit Development (MPUD)
Agent:	Dan Sorrow, Cotleur and Hearing
Applicant /Property Owner:	ACR Acquisition, LLC
Location:	The property is generally located north of Becker Road, south of the future extension of SW Hegener Drive, west of future roadway N/S B, and east of future roadway N/S A.

Location



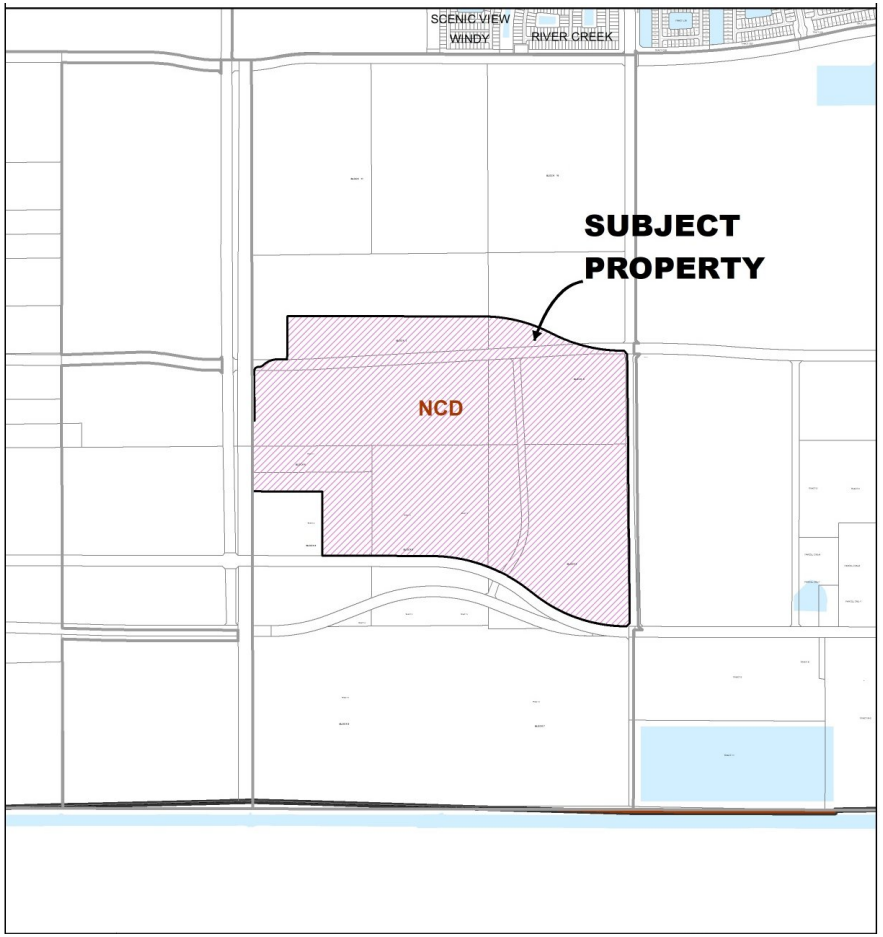

GENERAL LOCATION
I-95
CALIFORNIA
SELVITZ
ST JAMES
FLORESTA
PRIMA VISTA
ST LUCIE WEST
AIRPORT
GLADES CUTOFF
CASHMERE
CROSSTOWN
DEL RIO
BAYSHORE
VILLAGE
TRADITION
GATLIN
SUBJECT PROPERTY
ROSSER
SAVONA
PORT ST LUCIE
TULIP
PAAR
VILLAGE
I-95
DARWIN
BECKER

Aerial


SCENIC VIEW
WINDY
RIVER CREEK
BACKRUSH
OCEANFRONT
SUBJECT
PROPERTY

Future Land Use





Project Background

- The subject property is located within the Wilson Groves DRI
- The overall Wilson Groves DRI is approx. 2,499 acres in size and approved for 7,700 residential units; 765,000 sq ft of retail use, 1,583,250 sq ft of office use; 1,361,250 sq ft of light industrial use; 382,872 square feet of institutional and civic uses.
- Wilson Groves is required to provide: 2 K-8 school sites, 90 acres for parks, and 50 acres for a civic site.
- This application rezones 390.375 acres within the Wilson Groves DRI to provide for a residential MPUD.

Proposed Project

- The MPUD will provide for a gated residential subdivision for up to 1,180 residential uses along with clubhouse, other civic uses, and public or private recreation uses consistent with the property's underlying residential land use sub-district.
- As depicted on the MPUD concept plan, primary access will be provided along Becker Road. A secondary access point will be located on future road N/S A. A designated emergency access driveway for emergency services will be located on future road N/S B.

Associated Applications

- This application is associated with an application to amend Figure 1-6 of the Future Land Use Element (P23-201) and an application to amend Map H of the Wilson Groves DRI (P21-127).
- Figure 1-6 is the conceptual land use plan for the Wilson Groves NCD Land Use District and Map H is the master development plan for the Wilson Groves DRI.
- Both applications adjust the locations for the Mixed Use, Neighborhood/Village Commercial, and the Residential sub-districts to accommodate a revised development plan for the Wilson Groves DRI.
- These applications received recommendations of approval from the Planning and Zoning Board at a special meeting of the Planning and Zoning Board on November 28, 2023.
- The adoption hearings for both projects, P23-201 and P21-127, are scheduled for the March 12, 2024 City Council meeting.
- The proposed MPUD is consistent with these applications.

Subject Property

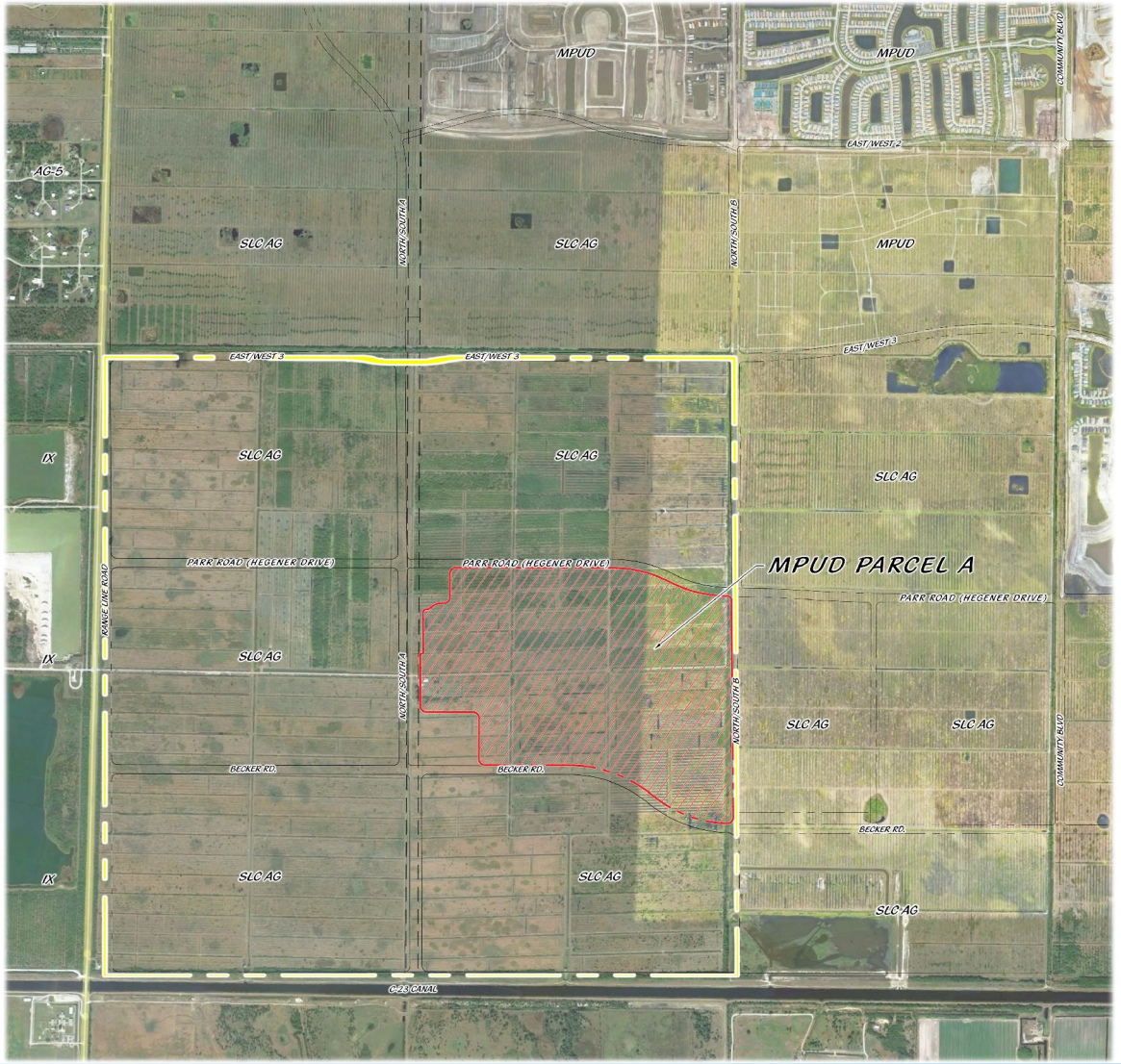
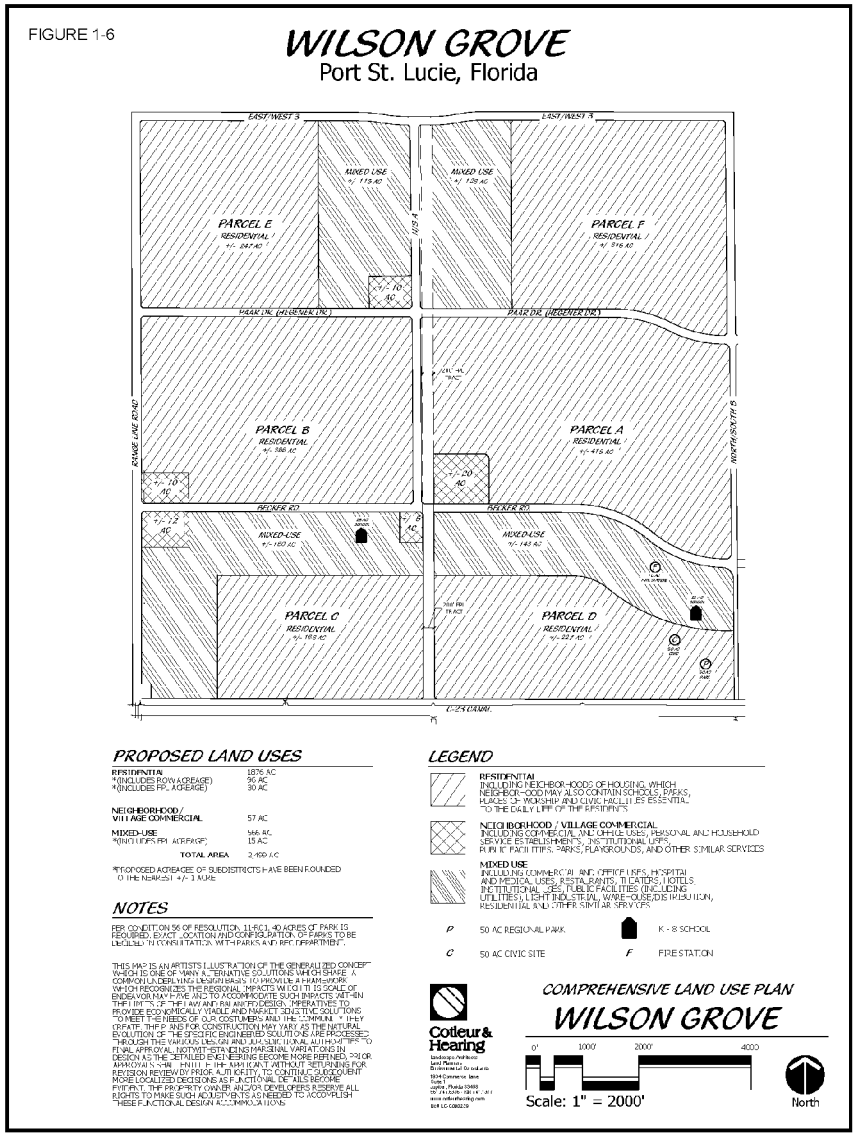


Figure 1-6: Wilson Groves NCD District Conceptual Land Use Plan



Land Use Consistency

- The subject property is located within a residential sub-district and the proposed MPUD is consistent with Policies 1.2.2.2 and 1.2.2.3 of the Future Land Use Element regarding the development of residential neighborhoods within an NCD District and Policy 1.2.3.4 regarding the provision of pedestrian/bicycle paths to interconnect residential and non-residential areas.
- Per Policy 1.2.2.2, residential areas shall contain neighborhoods of housing, which neighborhood may also contain schools, parks, places of worship and civic facilities essential to the daily life of the residents.
- Per Policy 1.2.2.3, residential areas must be a minimum size of 10 acres and a maximum size of 750 acres. The Wilson Groves Parcel A MPUD is approximately 390.375 acres in size.

Traffic Impact Analysis

- Traffic Analysis last received dated January 2024
- Traffic Analysis completed by O'Rourke Engineering & Planning for Akel Homes
- Reviewed by City Staff
- Parcel A includes 1,180 Single Family Residential Units generating 1,011 PM Peak Hour trips using standard single family trip generation rates.
- Please note that only standard single family trip generation rates were reviewed for this approval.

Proposed Access

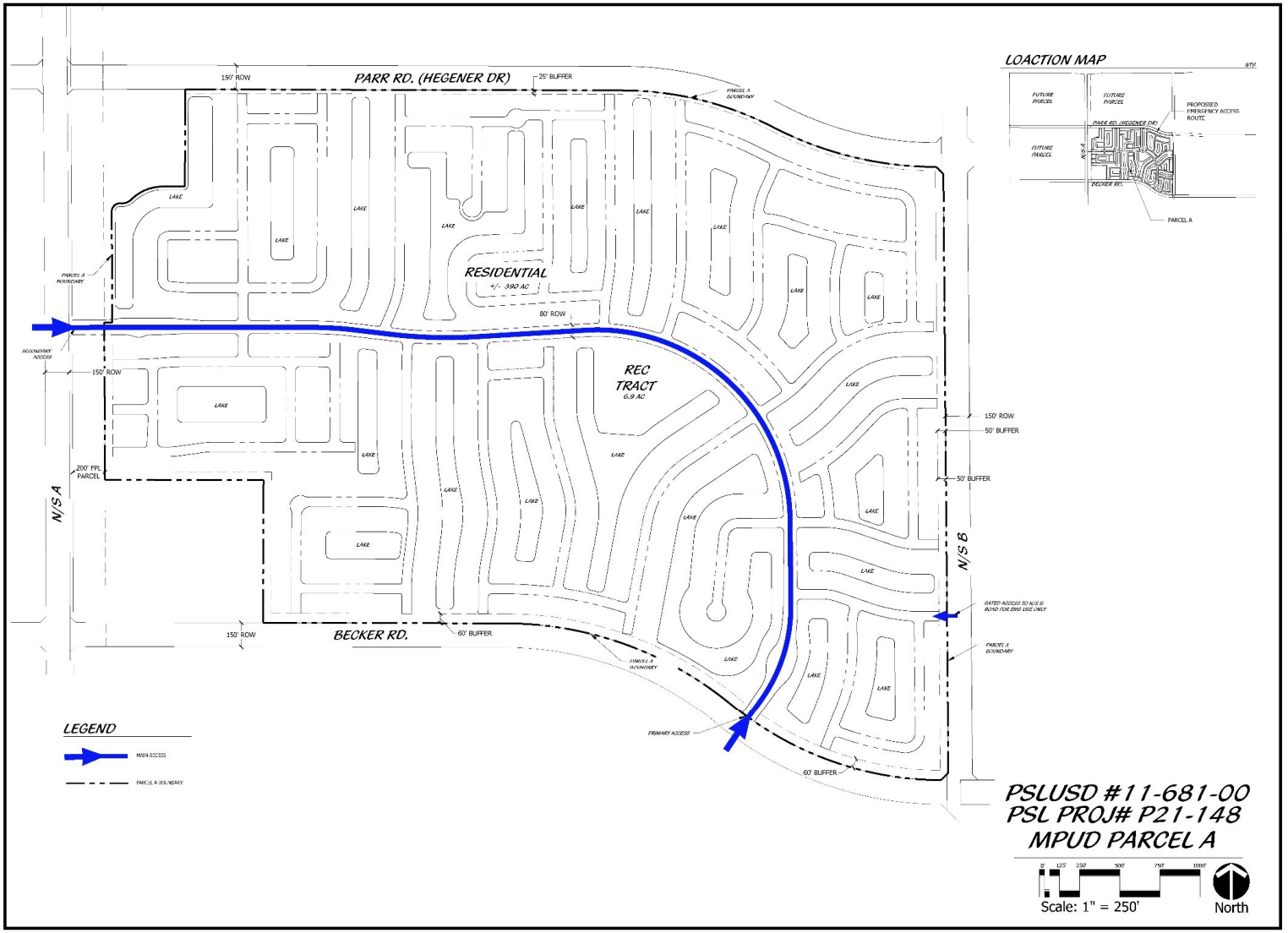
Included in the Parcel A MPUD document, certain roads are to be constructed in order to provide the access for this development. These items include the construction of:

1. Stabilized section of Farm Road A to an emergency access ingress/egress located off Range Line Road prior to the first non-model residential building permit in Parcel A.
2. Stabilized section of N/S B from Becker Road going north to the first east-west street within Parcel A as emergency only access prior to 600th Certificate of Occupancy within Parcel A.

Proposed Conditions

Public Works would like to recommend conditions of approval to amend this MPUD document to also include:

1. The applicant shall submit a traffic study revised to remove all references to age-restricted units prior to the public hearing before the City Council.
2. Additional transportation requirements to establish a timeline for the completion of N/S A from Becker Road going north to the second entrance of this Parcel A MPUD consistent with Section 158.187(B)(1)a) of the City of Port St. Lucie Code of Ordinances prior to the public hearing before the City Council.



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Jupiter, Florida 33458
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www.cotleurhearing.com
Lic# LC-C000239

MPUD PARCEL A

Port St. Lucie, Florida

DESIGN	CTS
DRAWN	FRP
APPROVED	CTS
JOB NUMBER	23-0510
DATE	02-05-24
REVISIONS	

SHEET 1 OF 1

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PORT ST. LUCIE
HEART OF THE TREASURE COAST

Recommendation

- The Site Plan Review Committee recommended approval of the proposed MPUD document and concept plan at the August 11, 2021 Site Plan Review Committee meeting.
- The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the future land use map and policies of the City's Comprehensive Plan and recommends approval subject to the following conditions:

1. The traffic study is updated to remove all references to age-restricted units prior to the public hearing before the City Council.
2. The MPUD shall be revised to reflect additional transportation requirements to establish a timeline for the completion of N/S A from Becker Road going north to the second entrance of this Parcel A MPUD consistent with Section 158.187 (B)(1)a) of the City of Port St. Lucie Code of Ordinances prior to the public hearing before the City Council.

Agenda Summary

2024-153

Agenda Date: 3/5/2024 **Agenda Item No.:** 8.b

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P23-057 Wylder Master Sign Program Application

Location: The project is located north of Glades Cut Off Road, south of Midway Road and west of I-95.
Legal description: All of the residential lots and tracts within said residential area together with Tract "B" of the LTC Ranch Phase 1 plat and Tract "A1" of the LTC Ranch West Phase 2 plat.
This is a request to create a Master Sign Program for the LTC Ranch/Wylder Community. This program provides a mechanism for the residential development to have a design specific sign regulation for permanent and temporary signs that would supersede the City's sign regulations.

Submitted By: Daniel Robinson, Planner III

Executive Summary: This is a request to create a Master Sign Program for the LTC Ranch/Wylder Community. This program provides a mechanism for the residential development to have a design specific sign regulation for permanent and temporary signs that would supersede the City's sign regulations.

Presentation Information: Staff will provide a presentation.

Staff Recommendation: Move that the Board recommend approval of the Master Sign Program.

Alternate Recommendations:

1. Move that the Board amend the recommendation and recommend approval of the Master Sign Program.
2. Move that the Board recommend denial and provide explanation of recommendation.

Background: See attached staff report.

Issues/Analysis: N/A

Special Consideration: N/A

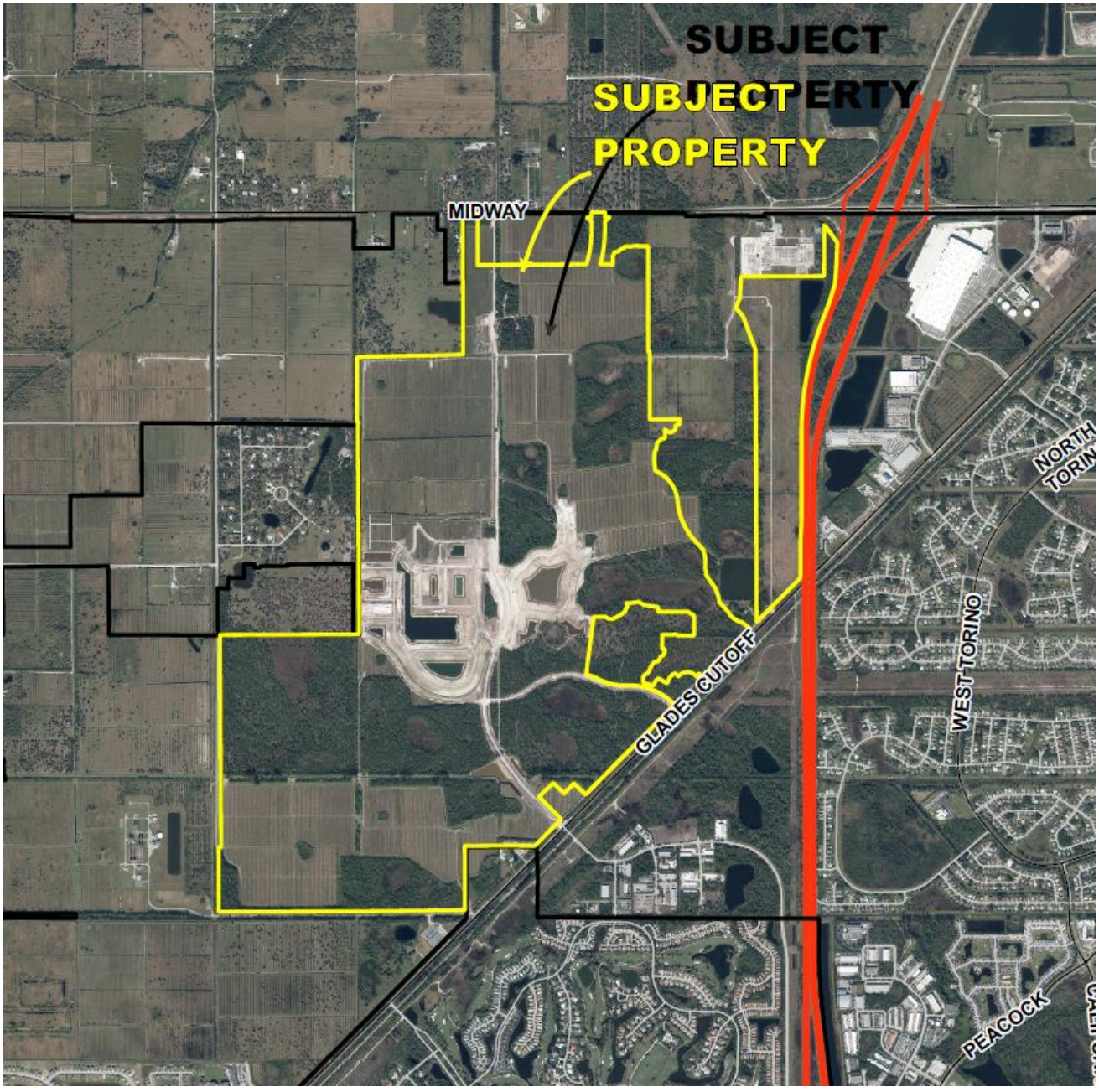
Location of Project: The project is located north of Glades Cut Off Road, south of Midway Road and west of I-95.

Attachments:

- Staff report
- Exhibit A - Proposed Master Sign Program

- Exhibit B - Comparison Chart
- Application
- Staff presentation

Wylder Master Sign Program
Master Sign Program Application
P23-057



Project Location Map

SUMMARY

Applicant's Request:	This is a request to create a Master Sign Program for the LTC Ranch PUD.
Applicant:	Derrick Philips of Lucido & Associates
Property Owner:	Midway Glades Developers, LLC
Location:	The project is located north of Glades Cut Off Road, south of Midway Road and west of I-95.
Project Planner:	Daniel Robinson, Planner III

Project Description

This is a request to create a Master Sign Program for the LTC Ranch/Wylder Community. This program provides a mechanism for the residential development to have a design specific sign regulation for permanent and temporary signs that would supersede the City's sign regulations.

Location and Site Information

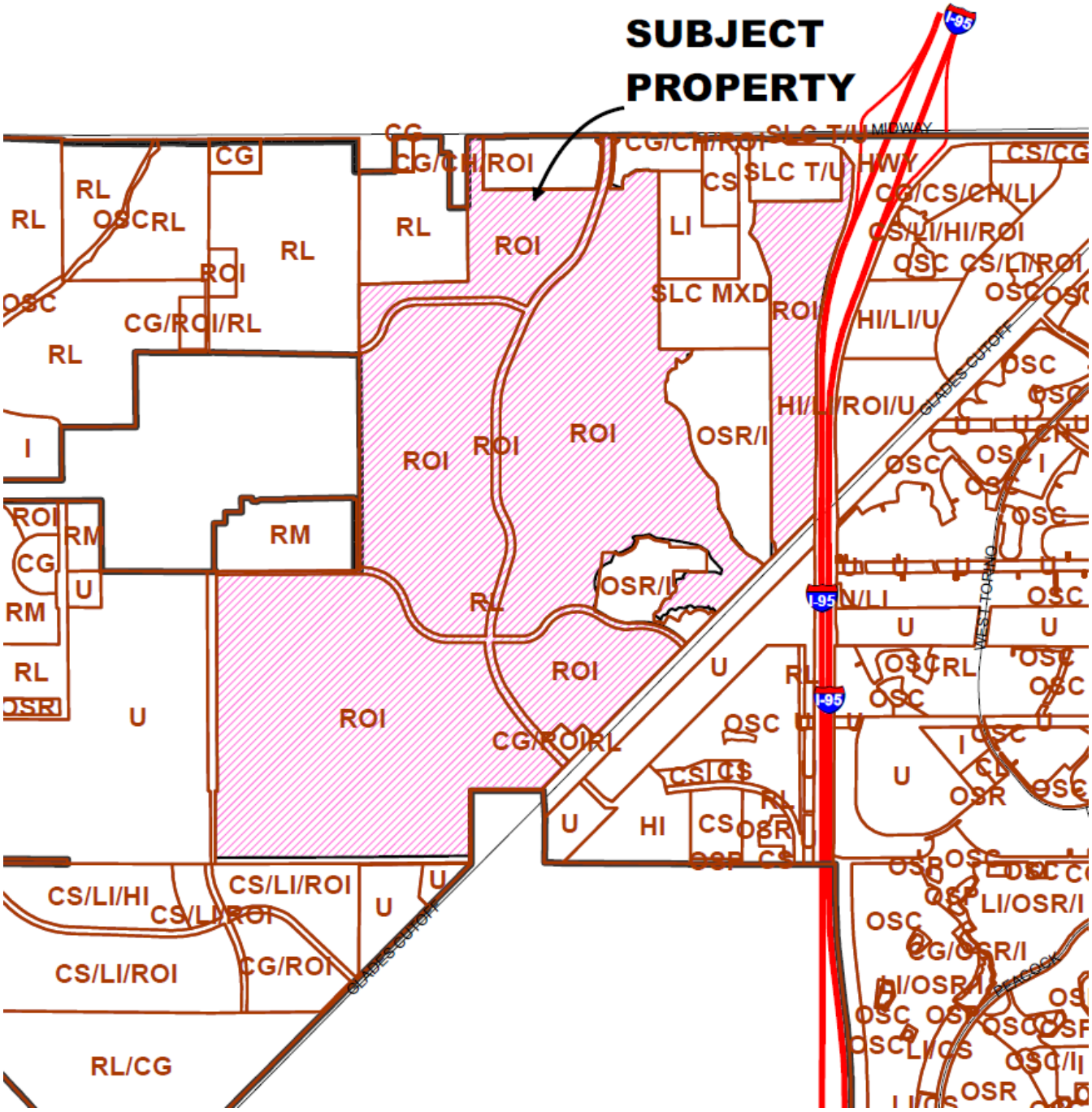
Property Size:	1,804 acres
Legal Description:	All of the residential lots and tracts within said residential area together with Tract "B" of the LTC Ranch Phase 1 plat and Tract "A1" of the LTC Ranch West Phase 2 plat.
Future Land Use:	ROI (Residential, Office, Institutional) and RH (High Density Residential)
Existing Zoning:	PUD (Planned Unit Development)
Existing Use:	Vacant and agricultural

Surrounding Uses

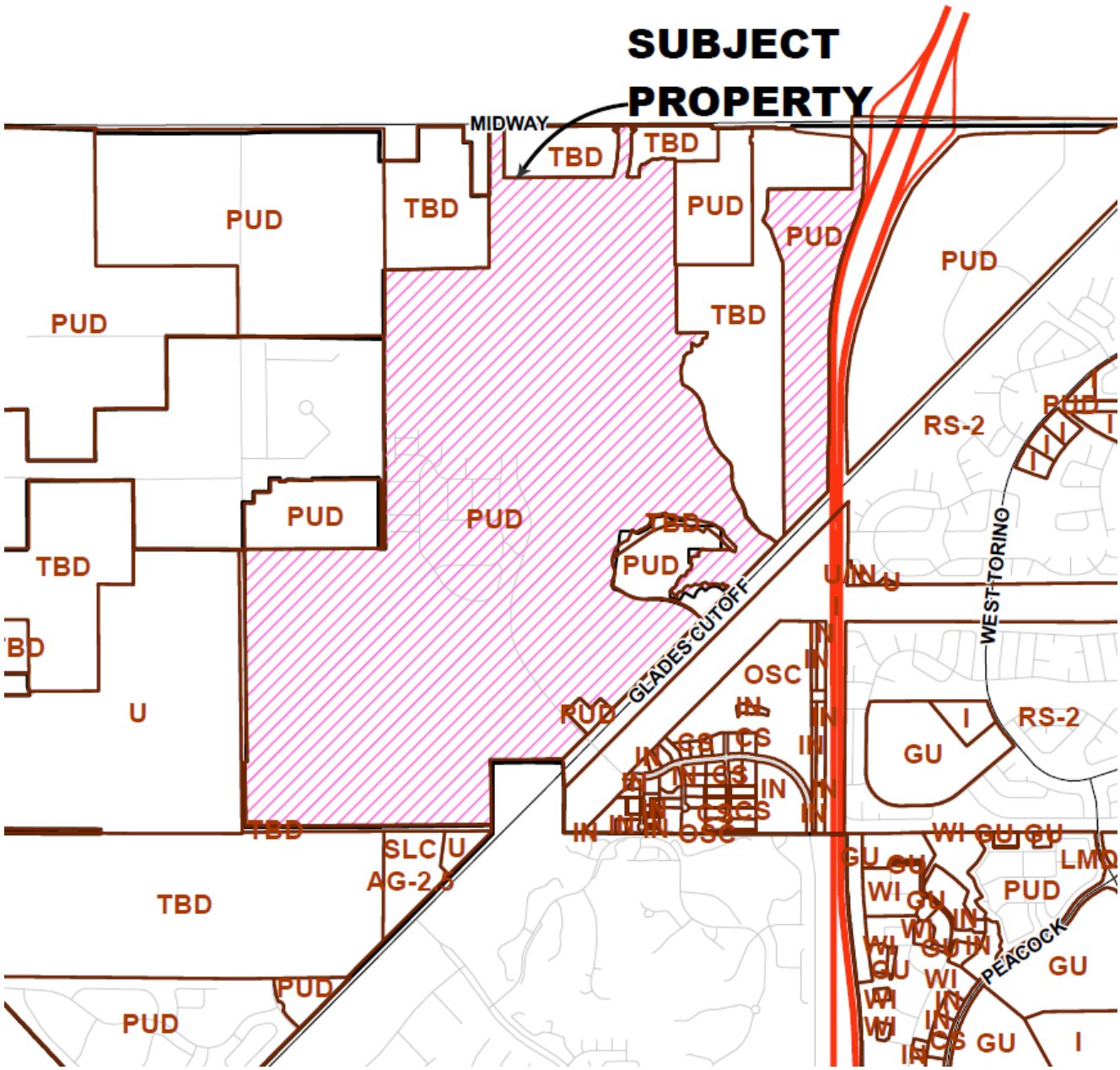
Direction	Future Land Use	Zoning	Existing Use
North	CG/CH/ROI	SLC Ag-2.5, Utility	FPL Substation & Agricultural
South	CS/LI/ROI & U	PUD	Vacant
East	CG/CS/CH/LI & U	PUD & Industrial	LTC Ranch PUD – FPL easement
West	U, RM & RL	PUD, SLC Ag-2.5, & Utility	Residential, Utility, & vacant land

Project Analysis

LTC Ranch/Wylder PUD consist of 1,804 acres and provides residential and commercial developments located along Glades Cut Off Road and Midway Road. This sign program concentrates on the Community signs that will be along the major roadway systems and the residential signage for the interior aspects of the project. The program proposes two large 200 square feet entry signs at the north and south main entries of the project. The individual subdivisions within the project are proposed to have 150 square foot entry signs and there will be directional signs though out the project that will be consistent in design. These permanent signs are proposed at greater square footage maximums then the City's Sign Code regulations. The program also permits temporary signs for the development's specific desires of advertising. The attached comparison chart provides side by side comparison to the City Code and is attached as Exhibit "B".



Future Land Use


SUBJECT
PROPERTY
MIDWAY
TBD
PUD
RS-2
GLADES CUTOFF
WEST TORINO
PEACOCK
OSC
GU
LMD
SLC
AG-2.5
U
I

Zoning Map

STAFF RECOMMENDATION

Staff does find the proposed Master Sign Program to be consistent with the City's Land Development Regulations and policies of Section 155.03(H).

PLANNIGN AND ZONING BOARD ACTION OPTIONS

- o Motion to recommend approval
- o Motion to recommend approval with conditions
- o Motion to recommend denial

Should the Board need further clarification or information from either the applicant and/or staff, it may exercise the right to table or continue the hearing or review to a future meeting.

WYLDER MASTER SIGN PROGRAM

P23-057

GreenPointe LLC & Lucido and Associates

WYLDER MASTER SIGN PROGRAM

LTC RANCH

Owner:

Midway Glades Developers, LLC
864 Becker Road
Port St. Lucie, FL 34984
772-220-2100
Contact: Austin Burr
Aburr@greenpointellc.com

Consultant:

Lucido & Associates
701 East Ocean Blvd.
Stuart, FL 34994
772-220-2100
Contact: Derrick E Phillips Jr
dphillips@lucidodesign.com

(P23-057)

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- Neighborhood Amenity/Recreation.....3
- Directional/Wayfinding.....3
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Introduction

This Master Sign Program provides a comprehensive overview of all signs within the LTC Ranch/Wylder Community. The first section describes Community Signs provided by the Master Developer. The second section provides a table for those developing projects within The LTC Ranch/Wylder Planned Development for both permanent and temporary signs. The guidelines are not intended to restrict imagination, innovation or variety, but to assist in creating a consistent, well-planned solution for identification throughout the community. The master sign program offers many opportunities for creativity and individuality.

Background

The sign guidelines in this manual supersede existing ***City of Port St Lucie Codes and Ordinances*** and any adopted citywide design standards. Existing city codes shall be used for sign criteria not addressed in this program.

Permanent Signs

All permanent signs not listed in the Wylder Master Sign Program, will refer to Chapter 155 of the ***City of Port St. Lucie's Code of Ordinances.***

Temporary Signs

The purpose of this section is to promote public health, safety and general welfare through reasonable, uniform and content-neutral standards for temporary signs. The intent is to provide uniform criteria as to size, height and placement of signs compatible throughout the development. All Temporary signs listed in this document are permitted and do not require a permitting process.

Awareness Open Space Tract Signs

Signs erected in prominent locations that are easily viewable to individuals. Signs may be placed near entrances to facilities and waterways.

General Requirements

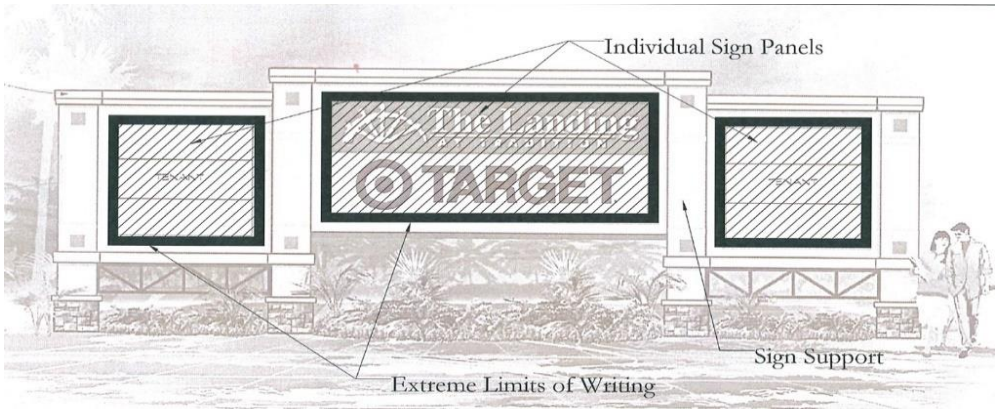
Utility Setbacks:

All structures, including signs, shall be installed a minimum of 10 feet horizontally from all mains (water, gravity, sewer, force and City owned reclaimed water). The 10-foot horizontal setback shall be as measured from the outside edge of the pipe to the nearest point of the structure, including underground (footers for example) or above ground (roof overhangs for example) features. Mains installed between structures shall have a 15-foot setback on each side. Additionally, where deep mains are installed, those greater than 9 feet, between structures, the Utility may, at its discretion, require additional horizontal setback. Utility Department prior approval would be required for any proposed sign not meeting these specific requirements.

Sign Area Calculations:

The "allowable sign area" shall include the entire area within a circle, rectangle, or triangle enclosing the extreme limits of writing, representation, or character, together with any frame or other material or color forming an integral part of the display or used to differentiate the sign from the background or structure against which it is placed; excluding the necessary supports or uprights on which such sign is placed and the framing around any panels of a box sign or monument. (See Diagram 1.01 Below)

Diagram 1.01



Allowable Sign Area

-Maximum allowable sign areas are per face
-Maximum allowable sign faces are (2) two.

Sign Setback:
Signs will be setback a minimum of 10 ft from all rights-of-ways and property lines with the exception of those signs specifically proposed to be located within a road rights-of-way (ROW). Any sign permitted, per this program, to be located within a private ROW median (see Table 1) shall be set back a minimum of 10 feet from curbing of the median to provide visibility. Any sign permitted, per this program to be located within a public ROW median (see Table 1) shall be set back a minimum of 10 feet from curbing of the median and have prior authorization from the property owner.

Exhibit A

WYLDER: LTC Ranch
Master Sign Program
Permanent Signs
Table 1

Sign Type:	Location:	Number Allowed:	Max. Height	Allowable Sign Area:	Lighting:
Primary Monument Entry**	At entrances of Wylder Development; Adjacent to Glades Cut-Off, Midway Road, and Wylder Parkway	(3) Total. One on each side of roadway and/or one sign in median (Wylder: LTC Ranch Development Entrance(s))	15' (May be located on top of 10' max ht berm)	200 SF	Internal and/or External
Wayfinding/ Directional *	Throughout the entire development/community, Wylder Parkway, and within ROW's *	(60)	8'	15 SF	Internal and/or External
Secondary Monument Entry**	At entrances of each subdistrict or subdivision. Adjacent to Wylder Parkway, E/W #2, and E/W #5, and within/adjacent to Internal Neighborhood Roads	(3) Total. One on each side of roadway and/or one sign in median	10'	150 SF	Internal and/or External
Neighborhood Amenity/Recreation	Amenity Area & Recreation Area	(1) Per Amenity/ Recreation Area Entrance(s)	10'	36 SF	Internal and/or External

Temporary Signs Table 2				
Location:	Number Allowed:	Max. Height	Allowable Sign Area:	Lighting:
Residential Lot	(2) Per Lot(s)	7'	30 SF (5'wX6'h)	External
Model Home Sites	(1) per Model Home Lot(s)	4'	9 SF (3'wX3'h)	External
Sales Centers	(2) Per Lot(s)	6'	36 SF (6'wX6'h)	None
Open Space Tract(s)	Less than five (5) acres – (1) Five (5-9.99) acres – (2) Ten (10) acres or more allows one (1) sign per four acres	17'	45 SF (3'x15')	None

* All Wayfinding/directional signs proposed to be located within a road ROW pursuant to Table 1 must comply with Florida Department of Transportation standards, if applicable. Additionally, any application for a Wayfinding/Directional sign proposed to be located within a ROW pursuant to Table 1 must be accompanied by a document authorizing the sign by the owner of the ROW where said sign is proposed, the authorization document must be in a form sufficient to the City. A Wayfinding/Directional sign proposed to be located or located within a ROW pursuant to Table 1 that does not meet both of the foregoing requirements will be deemed unauthorized.

** Any median sign proposed to be located within a road ROW pursuant to Table 1 must comply with Florida Department of Transportation standards, if applicable. Additionally, any application for a median sign proposed to be located within a ROW pursuant to Table 1 must be accompanied by a document authorizing the sign by the owner of the ROW where said sign is proposed, the authorization document must be in a form sufficient to the City. A median sign proposed to be located or located within a ROW pursuant to Table 1 that does not meet both of the foregoing requirements will be deemed unauthorized.

Exhibit B

Graphic Examples of Signage

(for visual reference only – some examples are from other existing master sign programs)



Primary Monument Entry



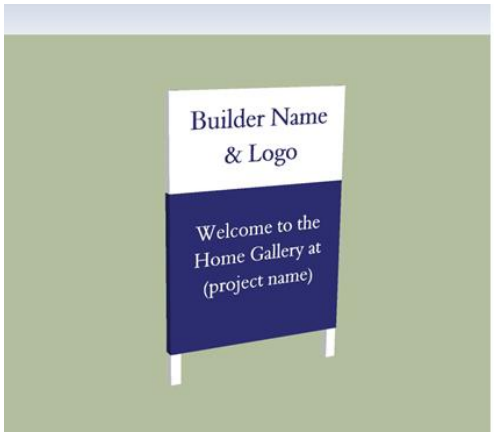


Residential Lot

Model Home Sites



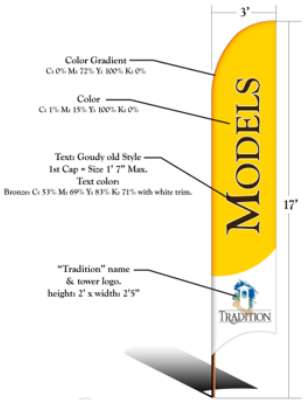
Wayfinding/ Directional



Sales Centers

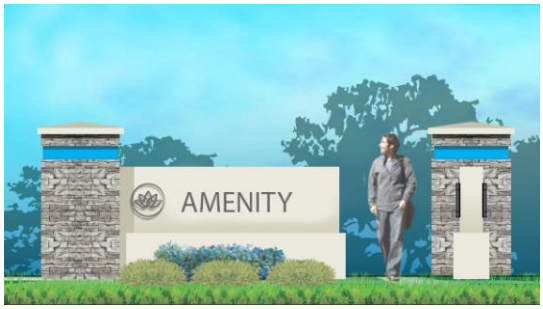


Secondary Monument Entry





Open Space Tract(s)



Neighborhood Amenity/Recreation

Exhibit C

Neighborhood and Community Entry Location Map



LAND DEVELOPMENT CODE COMPARISON CHART

Sign Type as per MSP	Proposed MSP				City Sign Code				
	Location	Requirements	Number of signs	Location of requirements	City sign type if applicable	Location	Requirements	Number of signs	Location of requirements
Primary Monument Entry	At entrances of Wylder Development; Adjacent to Glades Cut-Off, Midway Road, and Wylder Parkway	200SF max sign area 15FT max height (may be located on top of 10' berm) Internal/External Lighting	(3) Per Community (Wylder: LTC Ranch Development) Entrance(s)	MSP PG 3	Subdivision entrance signs	Platted land within development	32SF max sign area 10FT max height Ground lit only	One per entry of two 16SF per entry	Sec. 155.08 (A) 3
Wayfinding/Directional	Throughout the entire development/community, Wylder Parkway, and within Private/public ROW's	15SF max sign area 8FT max height Internal/External Lighting	60	MSP PG 3	On-site directional	Within development	32SF max sign area 10FT max height	One per building	Sec 155.08 (I)
Secondary Monument Entry	At entrances of each subdistrict or subdivision. Adjacent to Wylder Parkway, E/W #2, and E/W #5, and within/adjacent to Internal Neighborhood Roads	150SF max sign area 10FT max height Internal/External Lighting	(3) Per Neighborhood Entrance(s)	MSP PG 3	Neighborhood signage	At entrance	32SF max sign area 10FT max height Ground lit only	One per entry of two 16SF per entry	Sec 155.08 (V)
Neighborhood Amenity/Recreation	Amenity Area & Recreation Area	36SF max sign area 10FT max height Internal/External Lighting	(1) Per Amenity/ Recreation Area Entrance(s)	MSP PG 3	Commercial, Institutional, and Industrial	Along property line.	32SF max sign area If two signs permitted for a frontage, then 60SF max calculated.	One per street frontage unless over 240' then additional permitted	Sec 155.08 (G)&(H)

LAND DEVELOPMENT CODE COMPARISON CHART

Temporary Signs									
Residential Lot	Residential Lots	30SF max sign area 7FT max height External Lighting	(2) Per Lot(s)	MSP PG 3	Temporary sign (Specific to zoning district MPUD)	Within residential lot	16SF max sign area cumulative 6FT max height	Up to the cumulative SF	
Model Home Site	Model Home Lots	9SF max sign area 4FT max height External Lighting	(1) per Model Home Lot(s)	MSP PG 3	Model Home sign	Within model home lot	16SF max sign area 5FT max height	One	Sec 155.08 (B)
Sales Centers	Sales Center Lots	36SF max sign area 6FT max height NO Lighting Allowed	(2) Per Lot(s)	MSP PG 3	Temporary; Feather	Sale Center lot	32 SF 10 FT max height	N/A	N/A
Open Space Tracts	Open Space Tracts	45SF max sign area 17FT max height NO Lighting Allowed	Less than 5 Acres (1) 5 – 9.99 acres (2) 10 acres or more *(1 per 4 acres)*	MSP PG 3	Temporary	Community and neighborhood entrances; vacant lots within Wylder Community	Under 5 acres: 32 SF 10 FT max height; Over 5 acres: 60 SF 10 FT	N/A	N/A

P23-057 LTC Ranch-Wylder - Master Sign Program

TYPE	STATUS	BUILDING TYPE
MSP	CUSTOMER RESPONSED	

ASSIGNED TO

Daniel Robinson; Melissa Perry; Public Works Engineering; Matthew Reaver

ADDRESS

SECTION	BLOCK	LOT
	LTCRanch	

LEGAL DESCRIPTION

All parcels within the LTC Ranch PUD

SITE LOCATION

TBD

PARCEL #

CURRENT LANDUSE	PROPOSED LANDUSE	CURRENT ZONING	PROPOSED ZONING

ACREAGE	NON-RESIDENTIAL SQ. FOOTAGE	NO. OF RESIDENTIAL UNITS

NO. OF LOTS OR TRACTS	NO. OF SHEETS IN PLAT
0	0

UTILITY PROVIDER

DESCRIBE REQUEST

See Cover Letter

Primary Contact Email

dphillips@lucidodesign.com

AGENT/APPLICANT

FIRST NAME	LAST NAME
Derrick	Phillips

Business Name

Lucido & Associates

ADDRESS

701 SE Ocean Blvd

CITY	STATE	ZIP
Stuart	FL	34994

EMAIL	PHONE
dphillips@lucidodesign.com	7722202100

AUTHORIZED SIGNATORY OF CORPORATION

FIRST NAME	LAST NAME

ADDRESS

CITY	STATE	ZIP

EMAIL	PHONE

PROJECT ARCHITECT/ENGINEER	
FIRST NAME	**LAST NAME**
Business Name	
ADDRESS	

CITY	STATE	ZIP
EMAIL	**PHONE**	

PROPERTY OWNER		
Business Name		
Midway Glades Developers, LLC		
ADDRESS		
7807 Baymeadows Road E. Suite 205		
CITY	**STATE**	**ZIP**
Jacksonville	FL	32256
EMAIL	**PHONE**	
1234@lucido.com	(772) 220-2100	
FINAL PERMIT INSPECTION REQUIRED BY:		



Wylder Master Sign Program (P23-057)

Planning and Zoning Board Meeting of March 5, 2024

Summary

This is a request to create a Master Sign Program for the LTC Ranch/Wylder Community. This program provides a mechanism for the residential development to have a design specific sign regulation for permanent and temporary signs that would supersede the City's sign regulations.

City Sign Code Comparison for permanent signs

Sign Type as per MSP	Proposed MSP				City Sign Code				
	Location	Requirements	Number of signs	Location of requirements	City sign type if applicable	Location	Requirements	Number of signs	Location of requirements
Primary Monument Entry	At entrances of Wylder Development; Adjacent to Glades Cut-Off, Midway Road, and Wylder Parkway	200SF max sign area 15FT max height (may be located on top of 10' berm) Internal/External Lighting	(3) Per Community (Wylder: LTC Ranch Development) Entrance(s)	MSP PG 3	Subdivision entrance signs	Platted land within development	32SF max sign area 10FT max height Ground lit only	One per entry of two 16SF per entry	Sec. 155.08 (A) 3
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PORT ST. LUCIE
HEART OF THE TREASURE COAST

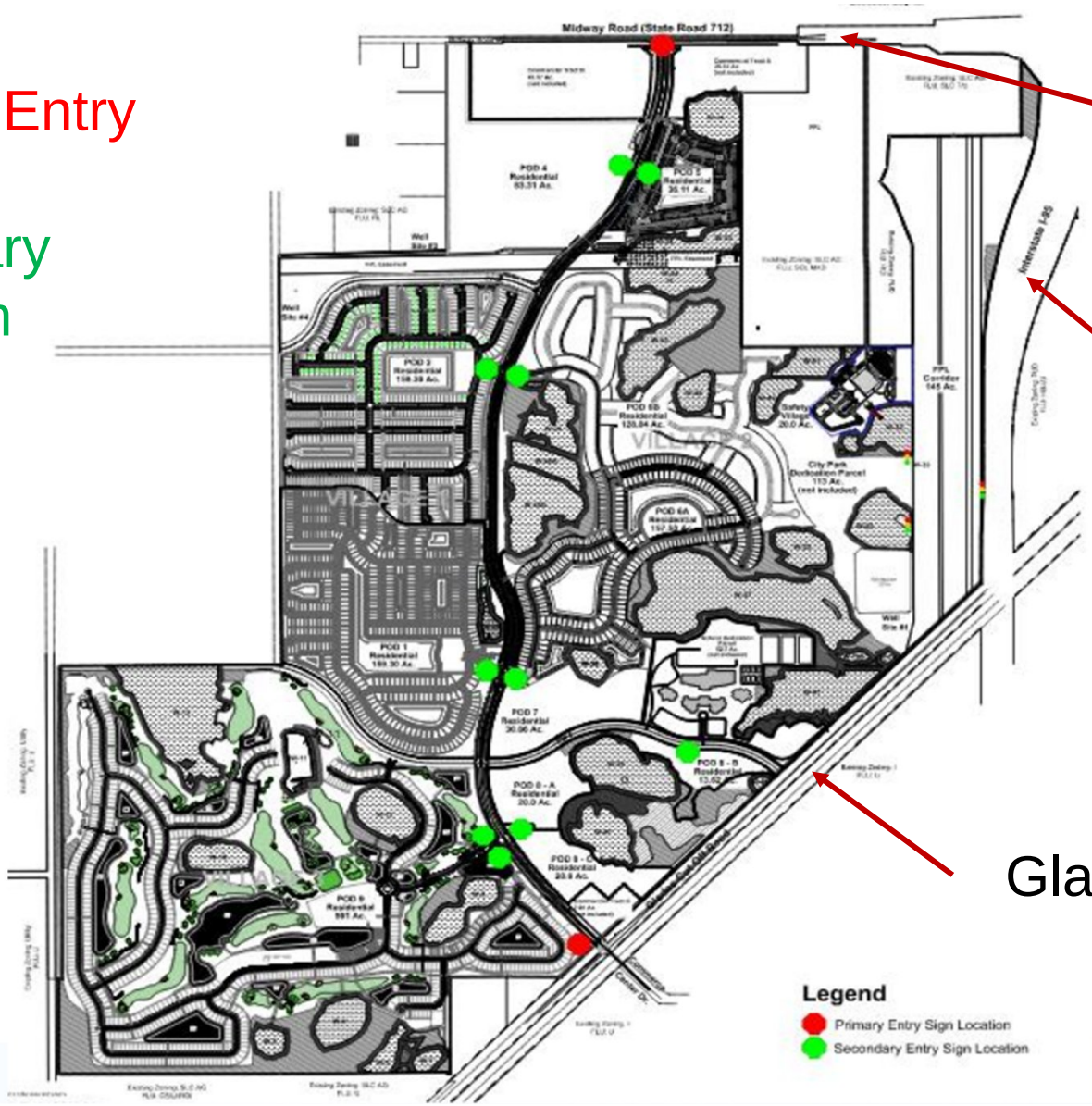
City Sign Code Comparison for temporary signs

Temporary Signs									
Residential Lot	Residential Lots	30SF max sign area 7FT max height External Lighting	(2) Per Lot(s)	MSP PG 3	Temporary sign (Specific to zoning district MPUD)	Within residential lot	16SF max sign area cumulative 6FT max height	Up to the cumulative SF	
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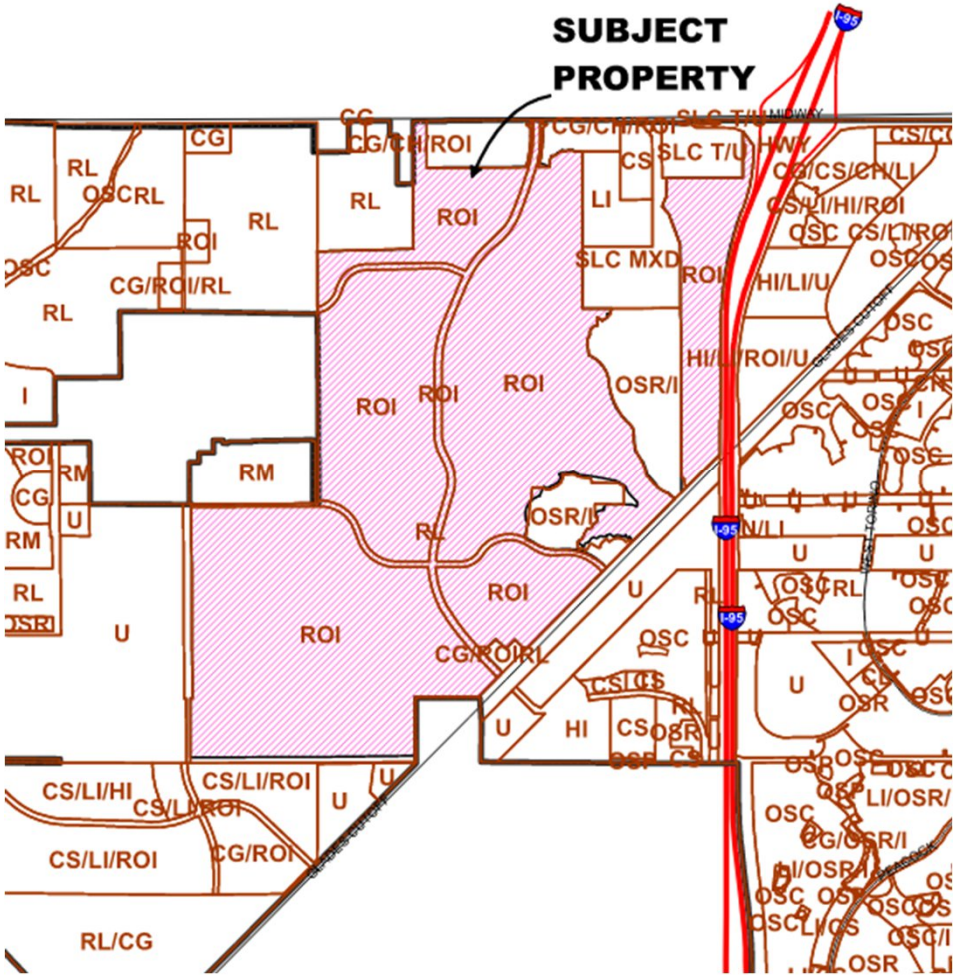
PORT ST. LUCIE
HEART OF THE TREASURE COAST

Two Primary Entry signs in red.

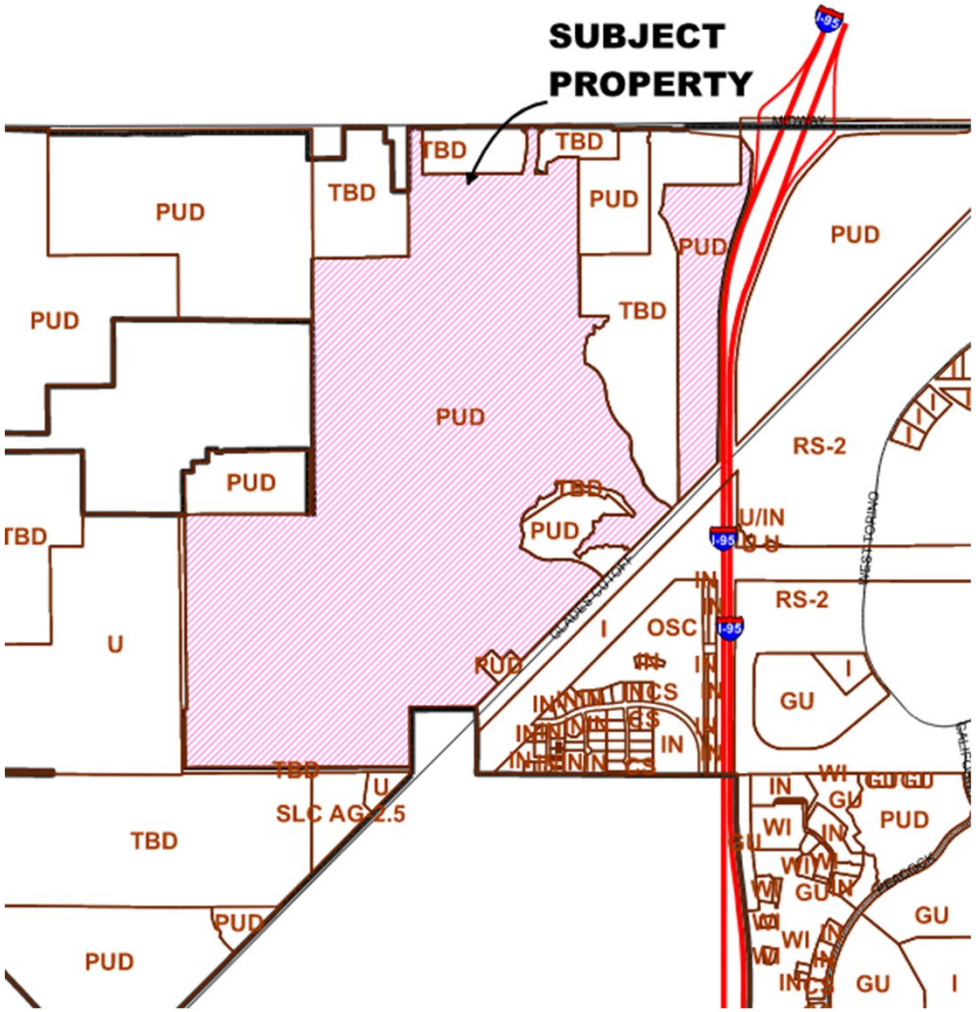
Ten Secondary Entry signs in green.



Land Use


SUBJECT
PROPERTY
CG
CG/CH/ROI
RL
OSCRL
ROI
CG/ROI/RL
LI
SLC MXD
SLC T/U
HWY
CG/CS/CH/LI
CS/LI/HI/ROI
HI/LI/U
OSR/I
HI/LI/ROI/U
RM
U
CS/LI/HI
CS/LI/ROI
CG/ROI
RL/CG
HI
OSR
OSC
I-95

Zoning



Staff finds the proposed Master Sign Program to be consistent with the City's Land Development Regulations and policies of Section 155.03(H).

Agenda Summary

2024-211

Agenda Date: 3/5/2024 **Agenda Item No.:** 8.c

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P23-107 Southern Grove 8 - Master Planned Unit Development (MPUD) - Rezoning Application

Location: The property is located at the northwest corner of the intersection of SW Village Parkway and Becker Road.
Legal description: Kenley Tract C1 and Kenley Tract B1.
This is a request to rezone 41.35 acres of property from the zoning designation of St. Lucie County AG-5 - Agricultural, one dwelling unit per five acres, to the zoning designation of City of Port St. Lucie Master Planned Unit Development (MPUD).

Submitted By: Bridget Kean, AICP, Deputy Director Planning and Zoning

Executive Summary: Mattamy Palm Beach, LLC, owner, has applied to rezone approximately 41.35 acres of property located on the northwest corner of the intersection of SW Village Parkway and SW Becker Road from the zoning designation of St. Lucie County Agricultural 5 (one dwelling unit per five acres) to the zoning designation of City of Port St. Lucie Master Planned Unit Development (MPUD). The subject property is located within the Southern Grove Development of Regional Impact (DRI) and within a designated Mixed Use Land Use sub-district as depicted on Map H of the Southern Grove DRI.

The proposed MPUD concept plan, Exhibit 8, depicts the internal and external driveway locations approved for the project per the City of Port St. Lucie Code of Ordinances and the Public Works Department's Engineering Standards. It provides for four driveways with limited access on SW Village Parkway and two driveways with limited access on Becker Road and internal access between the 20 acre northern parcel and the 21.35 acre southern parcel. The driveway on SW Village Parkway that aligns with Legacy Park Drive to the west is a required signalized intersection per the Traffic Signal Agreement among Mattamy Palm Beach, LLC, the Port St. Lucie Governmental Finance Corporation, and the City of Port St. Lucie.

Presentation Information: Staff may provide a short presentation.

Staff Recommendation: Move that the Board recommend approval of the proposed MPUD as recommended by the Site Plan Review Committee subject to the following conditions:

1. An updated traffic analysis to include the entire MPUD must be approved by the Public Works Department prior to the public hearing before the City Council.
2. The traffic signal at the intersection of Southwest Village Parkway and Legacy Park Drive must be constructed and completed as follows:
    a. Construction shall commence within 12 months of the MPUD's approval by City Council.

b. Certification of signal shall be completed within 18 months of the MPUD's approval by City Council.

c. No further building permits will be issued within this MPUD if the above conditions are not met.

Alternate Recommendations:

1. Move that the Board amend the recommendation and recommend approval as recommended by the Site Plan Review Committee and subject to the condition noted above.
2. Move that the Board not approve the project and provide staff direction.

Background: The Site Plan Review Committee recommended approval of the proposed MPUD document and concept plan at the November 21, 2023 Site Plan Review Committee meeting.

Issues/Analysis: The proposed MPUD concept plan, Exhibit 8, depicts the internal and external driveway locations approved for the project per the City of Port St. Lucie Code of Ordinances and the Public Works Department's Engineering Standards. It provides for four driveways with limited access on SW Village Parkway and two driveways with limited access on Becker Road and internal access between the 20 acre northern parcel and the 21.35 acre southern parcel. The second driveway entrance on SW Village Parkway aligns with Legacy Park Drive to the west. This access point is a required signalized intersection per the Traffic Signal Agreement among Mattamy Palm Beach, LLC, the Port St. Lucie Governmental Finance Corporation, and the City of Port St. Lucie. The signed agreement is attached as Exhibit "B".

A final traffic analysis is under review by the Public Works Department for the entire project. The traffic analysis has to be approved by the Public Works Department before the project can move forward to City Council. In addition, the Public Works Department is working with Mattamy Palm Beach, LLC, to finalize the timeline for the completion of the signalized intersection at the second driveway on Southwest Village Parkway and Legacy Park Drive. This matter will also need to be finalized before the project can move forward to City Council.

For additional analysis see attached staff report.

Special Consideration: There is an associated application for site plan approval for the southern 21.35 acres of the MPUD for a project known as SG 8 Shoppes at Southern Grove Site Plan (P23-106). It includes a proposed 5,915 square foot convenience store and gas facility (Wawa) and a proposed 136,789 square foot Home Improvement store and five outparcels. In addition, there is an associated application to subdivide the 21.35 acres of property known as the Tradition SG 8 Preliminary and Final Subdivision Plat (P23-233). Both the site plan and subdivision plat are under review by City staff.

Location of Project: The property is located at the northwest corner of the intersection of SW Village Parkway and Becker Road.

Attachments:

1. Staff Report
2. Exhibit "A" Southern Grove 8 MPUD

3. Exhibit “B” Traffic Signal Agreement
4. Application
5. Public Works Traffic Memo
6. Warranty Deed
7. Staff Presentation

Southern Grove 8 Master Planned Unit Development
MPUD Rezoning Application
P23-107



Project Location Map

SUMMARY

Applicant's Request:	A request to rezone 41.35 acres of property located in Southern Grove to MPUD (Master Planned Unit Development)
Applicant:	Steve Garrett, Lucido and Associates
Property Owner:	Mattamy Palm Beach, LLC
Location:	The property is generally located in the northwest quadrant of the intersection of SW Village Parkway and SW Becker Road.
Address:	Not assigned
Project Planner:	Bridget Kean, AICP, Senior Planner

Project Description

Mattamy Palm Beach, LLC, owner, has applied to rezone approximately 41.35 acres of property located on the northwest corner of the intersection of SW Village Parkway and SW Becker Road from the zoning designation of St. Lucie County Agricultural 5 (one dwelling unit per five acres) to the zoning designation of City of Port St. Lucie Master Planned Unit Development (MPUD). The subject property is located within the Southern Grove Development of Regional Impact (DRI) and within a designated Mixed Use Land Use sub-district as depicted on Map H of the Southern Grove DRI. The subject property is comprised of two parcels: the northern parcel is 20 acres and known as Tract B-1, Kenley Subdivision Plat. The southern parcel is 21.35 acres and known as Tract C-1, Kenley, Subdivision Plat.

Southern Grove 8 MPUD will provide for a mixed use development consistent with Policy 1.2.2.7 of the City's Comprehensive Plan. Policy 1.2.2.7 requires a mixed use area to contain a minimum of three uses. One of the three uses has to be residential. The other uses can include commercial and office uses, hospital and medical uses, restaurants, theaters, hotels, institutional uses, public facilities (including utilities), light industrial, warehouse/distribution. A minimum of thirty (30) percent and a maximum of seventy (70) percent of the net acreage within a Mixed Use Area has to be residential. The northern parcel (20 acres) is designated as a Residential/Commercial Mixed Use Area with a minimum of 12.41 acres designated for residential use and the southern parcel is designated as a Commercial Mixed Use Area (21.35 acres). The uses proposed in the commercial mixed use areas include retail uses, professional and medical office uses, restaurants, hotel, institutional uses, and self-storage. A minimum of two uses is required in the 21.35 acre commercial mixed use area with all retail uses considered one use under the minimum two use requirement.

The proposed MPUD concept plan, Exhibit 8, depicts the internal and external driveway locations approved for the project per the City of Port St. Lucie Code of Ordinances and the Public Works Department's Engineering Standards. It provides for four driveways with limited access on SW Village Parkway and two driveways with limited access on Becker Road and internal access between the 20 acre northern parcel and the 21.35 acre southern parcel. The second driveway to the north on SW Village Parkway aligns with Legacy Park Drive to the west. This driveway/access point is a required signalized intersection per the Traffic Signal Agreement among Mattamy Palm Beach, LLC, the Port St. Lucie Governmental Finance Corporation, and the City of Port St. Lucie. The signed agreement is attached as Exhibit "B". A traffic analysis has been submitted for the project. Additional information was requested by the Public Works Department to ensure the traffic analysis addressed the requirements of the Traffic Signal Agreement. Once completed, the traffic analysis will be included in the submitted packet for the City Council.

There is an associated application for site plan approval for the southern 21.35 acres of the MPUD for a project known as SG 8 Shoppes at Southern Grove Site Plan (P23-106). It includes a proposed 5,915 square foot convenience store and gas facility (Wawa) and a proposed 136,789 square foot Home Improvement store and five outparcels. In addition, there is an associated application to subdivide the 21.35 acres of property known as the Tradition SG 8 Preliminary and Final Subdivision Plat (P23-233). Both the site plan and subdivision plat are under review by City staff.

The proposed MPUD is attached as Exhibit "A" of the staff report.

Previous Actions and Prior Reviews

The Site Plan Review Committee recommended approval of the proposed MPUD document and concept plan at the November 21, 2023 Site Plan Review Committee meeting.

Public Notice Requirements

Notice of the rezoning was mailed to property owners within a maximum of 750 feet of the subject property.

Location and Site Information

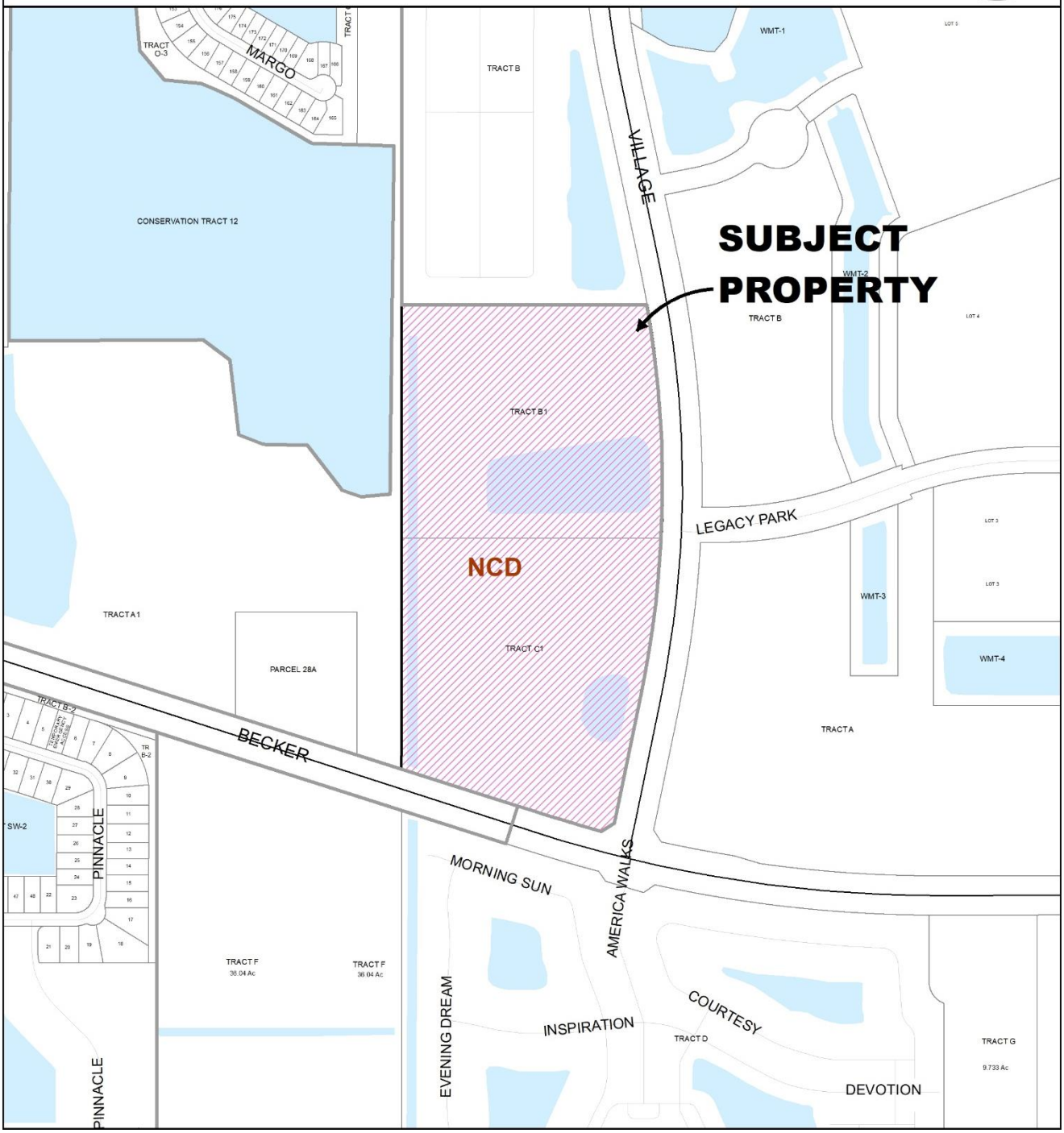
Parcel Number:	4327-702-0016-000-6 and 4327-702-0015-000-9
Property Size:	41.35 acres
Legal Description:	Tract B-1 and Tract C-1, Kenley Subdivision Plat
Future Land Use:	NCD (New Community Development District)
Existing Zoning:	St. Lucie County AG-5 (1 dwelling unit per 5 acres)
Existing Use:	Vacant land
Proposed Zoning:	MPUD (Master Planned Unit Development)
Proposed Use:	Residential, retail, restaurants and other uses consistent with the property's Mixed Use land use designation

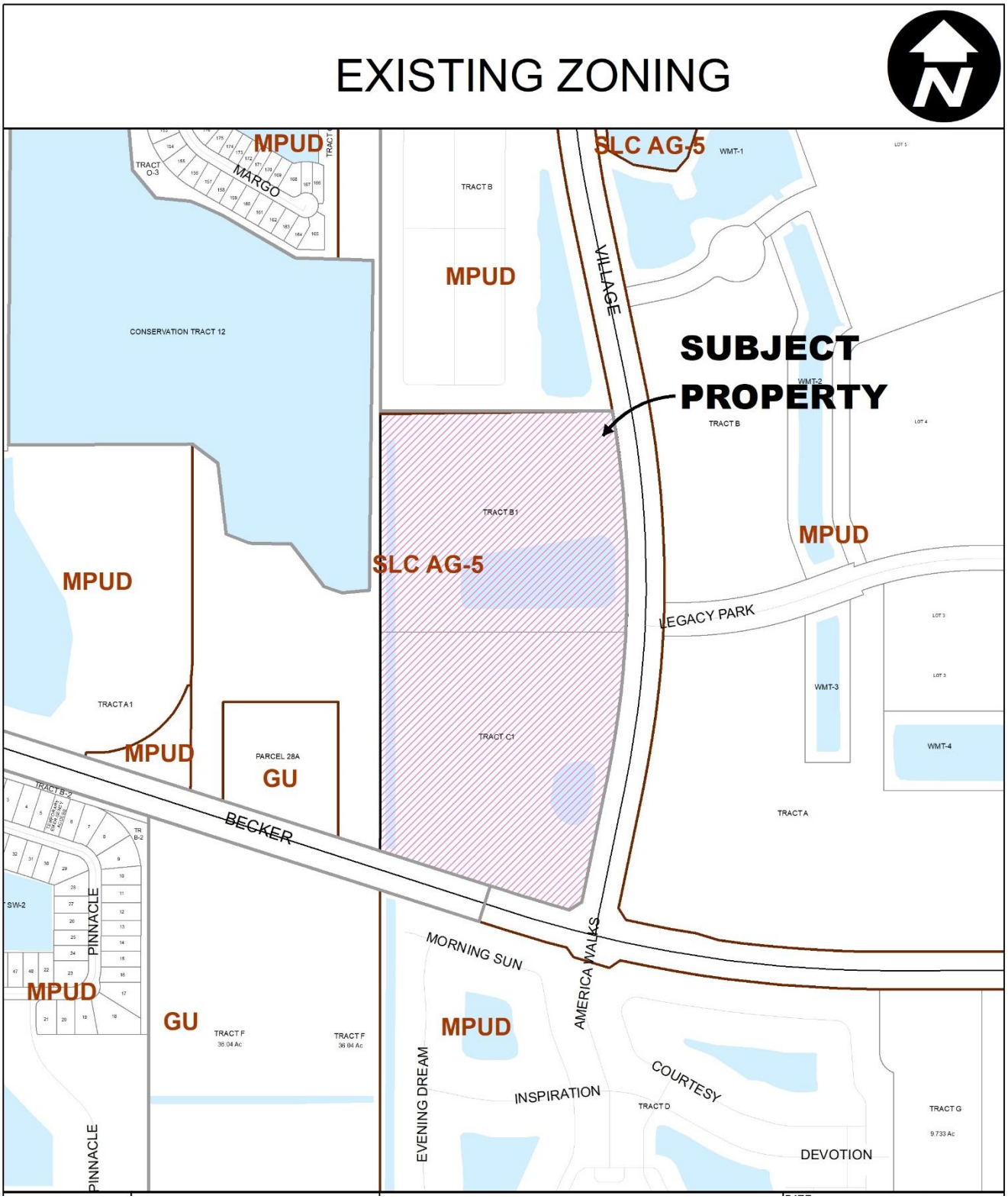
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	NCD	MPUD	Cottages at Tradition Multi-family development
South	NCD	MPUD	America Walks Multi-family development
East	NCD	MPUD	Vacant land owned in the Legacy Park area of Southern Grove
West	NCD	SLC AG-5	FPL substation and vacant land in Southern Grove that is proposed as a city park site

NCD – New Community Development District MPUD – Master Planned Unit Development
SLC AG-5 – St. Lucie County Agricultural (one dwelling unit per five acres)

FUTURE LAND USE




EXISTING ZONING
MPUD
TRACT O-3
MARGO
CONSERVATION TRACT 12
MPUD
TRACT B
SLC AG-5
WMT-1
VILLAGE
SUBJECT PROPERTY
WMT-2
TRACT B
MPUD
TRACT B1
SLC AG-5
LEGACY PARK
MPUD
TRACT A1
MPUD
PARCEL 28A
GU
TRACT C1
WMT-3
WMT-4
TRACT A
BECKER
TRACT B-2
PINNACLE
MPUD
GU
TRACT F
36.04 Ac
TRACT F
36.04 Ac
MORNING SUN
AMERICA WALKS
MPUD
EVENING DREAM
INSPIRATION
COURTESY
TRACT D
TRACT G
9.733 Ac
DEVOTION
PINNACLE

IMPACTS AND FINDINGS

COMPREHENSIVE PLAN REVIEW

Land Use Consistency: The proposed MPUD is consistent with Policy 1.2.2.7 of the Future Land Use Element. Policy 1.2.2.7 establishes the requirements for the Mixed Use Land Use Subdistrict under the NCD future land use classification. Per Policy 1.2.2.7, mixed-use areas shall be established that include commercial and office uses, hospital and medical uses, restaurants, theaters, hotels, institutional uses, public facilities (including utilities), light industrial, warehouse/distribution, residential and other similar services designed to meet the needs of the larger area. The mixed use land use sub-district requires a minimum size of thirty (30) acres and a minimum of three uses. One of the three uses has to be residential. A minimum of thirty (30%) percent and a maximum of seventy (70%) percent of the net acreage within a mixed-use area has to be designated for residential use. The proposed Southern 8 MPUD is approximately 41.35 acres in size. The proposed MPUD requires a minimum of 12.41 acres for residential use. The proposed permitted uses are consistent with the mixed use subdistrict standards.

MPUD REZONING REQUIREMENTS

Project Description: As shown on the proposed MPUD concept plan, the MPUD will allow for multi-family residential development on the northern 20 acres and mixed use commercial development on the southern 21.35 acres. The MPUD provides for usable open space and connections to Tradition Trail.

Standards for District Establishment

Area Requirement	A minimum of 30 acres is required to rezone property that is within a designated Mixed Use subdistrict. The proposed MPUD is approx. 41.35 acres in size
Relation to Major Transportation Facilities	The Southern Grove 8 MPUD property is located at the northwest corner of SW Village Parkway and SW Becker Road. Access to the property will be via SW Village Parkway and SW Becker Road. The proposed MPUD concept plan depicts the driveway locations approved for the project by the Public Works Department.
Development of Regional Impact	The subject property is located with the Southern Grove DRI.
Relation to Utilities, Public Facilities, and Services	The subject property is served by Port St. Lucie Utility Systems Department, FPL, and the other private and public utility providers in Southern Grove.
Evidence of Unified Control of Area	Evidence of unified control has been provided

MPUD Conceptual Master Plan and Regulation Book Requirements

MPUD Concept Plan and Regulation Book	Provided
Land Use sub-areas	The Southern Grove 8 MPUD property is within a designated Mixed Use sub area as shown on Figure 1-4 of the Comprehensive Plan. Figure 1-4 is the conceptual land use plan for the Southern Grove NCD District. Policy 1.2.2.7 of the Comprehensive Plan requires mixed use areas to be a minimum size of 30 acres and a maximum size of 500 acres. The proposed MPUD is approximately 41. 35 acres.

Zoning Regulations for each land use	Provided in the MPUD document
Provision for Pedestrian Circulation	The MPUD provides for sidewalks adjacent to streets with connections to the neighborhoods including a connection to a proposed multi-use trail known as Tradition Trail.
Transit Oriented Design Features	A sidewalk system will be provided with connections to neighborhoods, community services, and districts.
Off Street Parking and Loading Requirements	Provided for in the MPUD zoning document
Underground Utilities	All utilities will be underground
Open Space	Provided for in the MPUD zoning document including requirements for usable open space.
Wetlands and Uplands	There are no wetlands within the subject property.
Stormwater	Each application for site plan approval or residential subdivision plat approval with be reviewed for stormwater management.
Landscaping and Buffering Requirements	Provided for in the MPUD zoning document

RELATED PROJECTS

P23 - 106 – SG 8 Commercial Shoppes at Southern Groves
P23-206 – Tradition SG 8 Preliminary and Final Subdivision Plat

STAFF RECOMMENDATION

The Site Plan Review Committee recommended approval of the proposed MPUD document and concept plan at the November 21, 2023 Site Plan Review Committee meeting. The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the future land use map and policies of the City's Comprehensive Plan and recommends approval subject to the following conditions:

1. An updated traffic analysis to include the entire MPUD must be approved by the Public Works Department prior to the public hearing before the City Council.
2. The traffic signal at the intersection of Southwest Village Parkway and Legacy Park Drive must be constructed and completed as follows:
    a. Construction shall commence within 12 months of the MPUD's approval by City Council.
    b. Certification of signal shall be completed within 18 months of the MPUD's approval by City Council.
    c. No further building permits will be issued within this MPUD if the above conditions are not met.

Planning and Zoning Board Action Options:

- Motion to recommend approval to the City Council
- Motion to recommend approval to the City Council with conditions
- Motion to recommend denial to the City Council

Please note: Should the Board need further clarification or information from either the applicant and/or staff, it may exercise the right to *table* or *continue* the hearing or review to a future meeting.

TRADITION

SOUTHERN GROVE 8

Master Planned Unit Development MPUD

APPLICATION FOR MPUD OF SOUTHERN GROVE (Parcel SG-8)

City Project Number: P23-107
Ordinance __-_____
PSLUSD Project No: #5432

Prepared for:

Mattamy Palm Beach, LLC
1500 Gateway Blvd, Suite 212
Boynton Beach, FL 33426

Prepared by:
Lucido & Associates
701 SE Ocean Boulevard
Stuart, FL 34994

February 13, 2024

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PROJECT TEAM

PROPERTY OWNER/APPLICANT

Mattamy Palm Beach, LLC
1500 Gateway Blvd, Suite 212
Boynton Beach, FL 33426

AGENT/LAND PLANNER

Lucido & Associates
701 SE Ocean Blvd
Stuart, FL 34994

ENGINEER

Kimley-Horn
445 24th St, Suite 200
Vero Beach, FL 32960

TRAFFIC CONSULTANT

MacKenzie Engineering and Planning, Inc.
10795 SW Civic Ln
Port St. Lucie, FL 34987

SURVEYOR

Caulfield & Wheeler, Inc.
410 SE Port St. Lucie Blvd
Port St. Lucie, FL 34984

INTRODUCTION

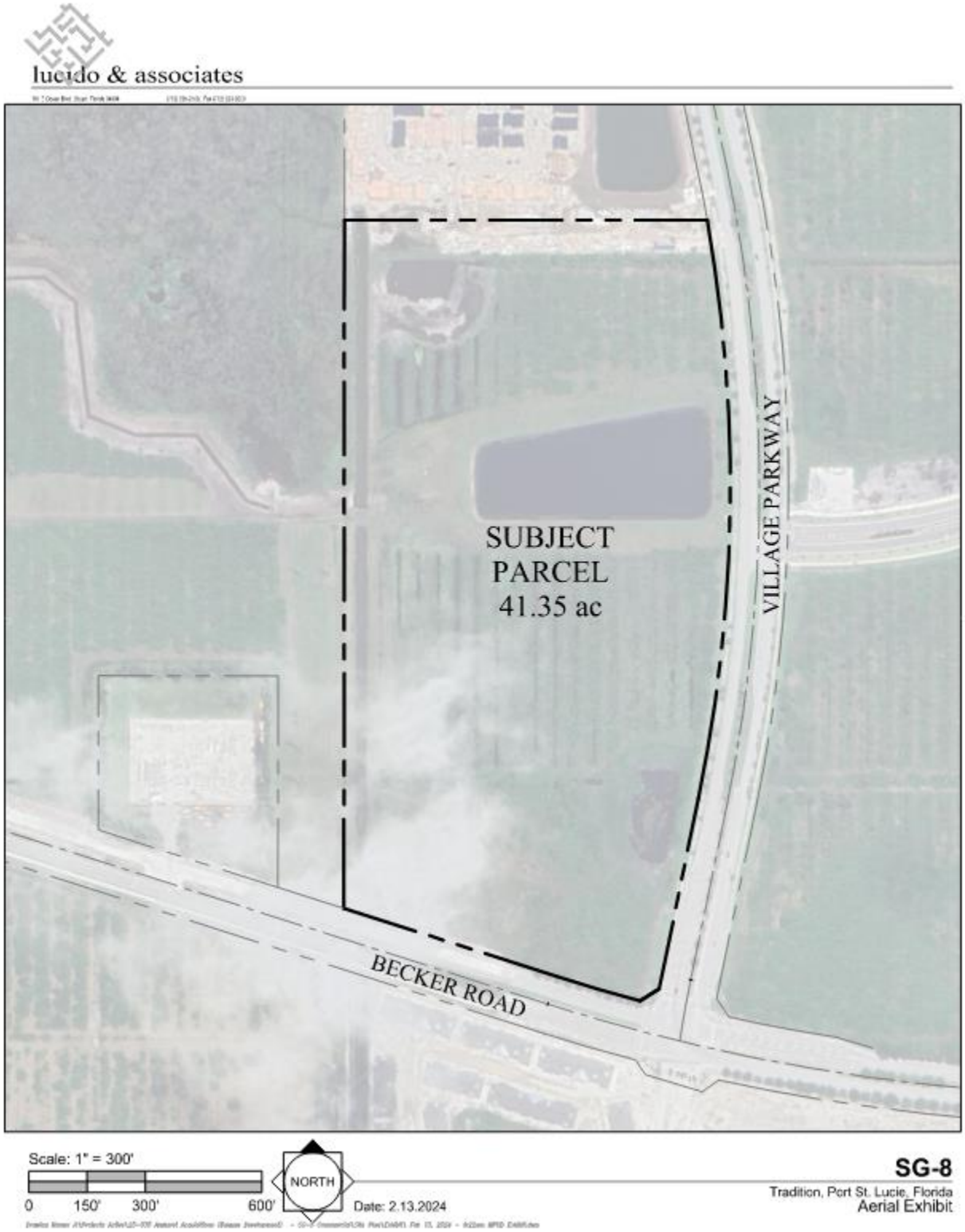
The Southern Grove 8 (SG-8) is a proposed development area of approximately 41.35 acres. The property currently has existing land use of New Community District-NCD and is zoned St. Lucie County AG-5. The underlying subdistrict is Mixed Use. The proposed development area is located within the Southern Grove DRI of the City of Port St. Lucie, west of Village Parkway and north of SW Becker Road.

The intent of this MPUD is to establish zoning and development criteria to allow development of the property consistent with the City of Port St Lucie NCD land use/ Mixed-use subdistrict allowances. The intended development at the time of this rezoning application is the creation of two development parcels; a southern parcel and northern parcel. The southern parcel is proposed as a commercial development consisting of a large home improvement store and series of commercial out parcels. The northern parcel has no active development plans at this time but most likely will be residential in its use (mixed use sub-district requires a minimum residential component). With both parcels and the MPUD being consistent with the City's Comprehensive Plan Policy 1.2.2.7 for a Mixed-Use Area.

LOCATION MAP


Proposed Site Location
SW Village Pkwy
SW Village Pkwy
SW Anthony F Sansone Sr Blvd
SR-9
SR-9
SR-9
SR-9
SW Rosser Blvd
SW Rosser Blvd
SW Daemon St
SW Abowo St
SW Cacao St
SW Cacao St
SW Cacao St
SW Becker Rd
SW Becker Rd
SW Becker Rd
SW Evening Dream Ave
SW Morning Sun Trl
SW Babylon St
SW Babylon St
SW
SW
SW

AERIAL MAP


lucido & associates
SUBJECT
PARCEL
41.35 ac
VILLAGE PARKWAY
BECKER ROAD
Scale: 1" = 300'
0
150'
300'
600'
NORTH
Date: 2.13.2024
SG-8
Tradition, Port St. Lucie, Florida
Aerial Exhibit

LAND USE and ZONING MAP

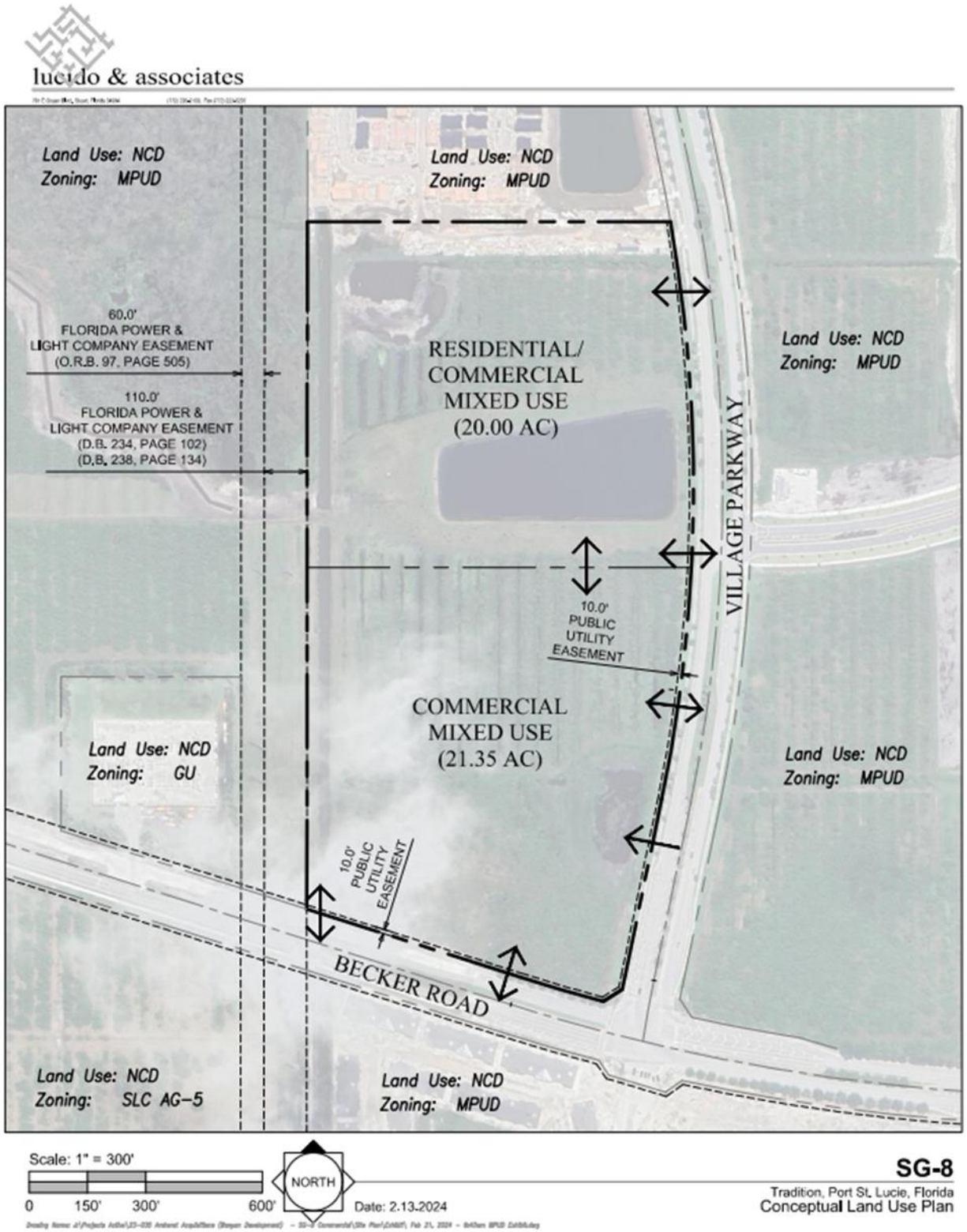


EXHIBIT 1

MPUD Zoning Application Submitted Digitally via City's FUSION Portal

EXHIBIT 2

MPUD APPICATION CHECKLIST

1. Statement of Unified Control of the area within the proposed MPUD is enclosed as Exhibit 3.
2. Southern Grove 8 MPUD is a proposed community designed to include Residential component to the northern part of site along with a Commercial Parcel to the South. Including but not limited to commercial and office uses, hospital and medical uses, restaurants, theaters, hotels, institutional uses, public facilities (including utilities), light industrial, warehouse/distribution, residential and other similar services designed to meet the needs of a larger area.
3. The Conceptual Plan for Southern Grove 8 MPUD is enclosed as Exhibit 8.
4. See Exhibit 4 for General Standards established for this MPUD. Development uses and standards are enclosed in Exhibit 6.

EXHIBIT 3

STATEMENT OF UNIFIED CONTROL
AND BINDING MPUD AGREEMENT

The property as described as follows:

- Parcel ID: 4327-702-0016-000-6
- Parcel ID: 4327-702-0015-000-9

in the application package, is owned by, and under the unified control of, the undersigned, Mattamy Palm Beach, LLC representative shall proceed with the proposed development according to the provisions of the City of Port St. Lucie zoning regulations and any conditions as may be attached to the rezoning of the land to MPUD; provide agreements, contracts, deed restrictions, and sureties acceptable to the City for completion of the development according to the plans approved at the time of rezoning to MPUD, and for continuing operation and maintenance of those areas, functions, and facilities as are not to be provided, operated, or maintained at public expense; and bind all successors in title to any commitments made under this agreement.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 20 day of February, 2024.

MATTAMY PALM BEACH LLC

By: _____
Karl Albertson, Jr. VP of Land Acquisition and Entitlement

(CORPORATE SEAL)

STATE OF Florida
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me by means of (check one) [✓] physical presence or [ ] online notarization, this 20th day of February, 2024, by Karl Albertson, Jr. , VP of Land Acquisition and Entitlement. Said person (check one) [✓] is personally known to me, [ ] produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or [ ] produced other identification, to wit: _____.

[Affix Notary Seal]

LAURA MEYER
Notary Public - State of Florida
Commission # GG 977765
My Comm. Expires Apr 12, 2024

Laura Meyer
Print Name: Laura Meyer
Notary Public, State of Florida
Commission No.: GG977765
My Commission Expires: 4-12-2024

EXHIBIT 4

GENERAL STANDARDS FOR DISTRICT ESTABLISHMENT

General Information: Current agricultural operations and exemptions on the property may continue.

Pursuant to Goals, Objective, and Policies of the City's Comprehensive Plan:

Area Requirements: The Southern Grove 8 MPUD property is approximately 40 acres. The proposed development is consistent with Objective 1.2.2.7 in creating a New Community Development District to facilitate the development of a Mixed-Use Area.

Relation to Major Transportation Facilities: The Southern Grove 8 MPUD properties are located north of SW Becker Rd (southern limits), west of Village Parkway (eastern and northern limits), and east of vacant land (western limits). Main access to the properties will be along SW Becker and Village Parkway. Conceptual access points illustrated in Exhibit 8 may be refined, adjusted, and augmented during the site plan approval process for each parcel in coordination with the Public Works Department and in accordance with City Code. The proposed development is arranged in a manner to provide access to the property without creating or generating traffic along minor streets within residential areas or districts outside the MPUD.

Relation to Utilities, Public Facilities, and services: The subject M.P.U.D. will be supplied with Water and/or Wastewater Services by the City of Port St. Lucie Utility Systems Department and will comply with all applicable city ordinances, policies, specifications, and regulatory agencies governing such services. The applicant acknowledges that the City may require reuse water to be reserved for irrigation, equal to the amount of wastewater generated by the project. Trees shall not be planted within ten (10) feet of any PSLUSD infrastructure or appurtenance.

Physical Character of the Site: The Southern Grove 8 MPUD property is located within the Southern Grove Development of Regional Impact (DRI). There are not wetlands within the subject property. No wetlands are intended to be preserved and all mitigation requirements have been met with off-site preservation areas. The upland area of the site is generally improved pasture and former orange grove. Storm water management shall be handled on-site via use of lakes and dry retention. Lake locations and lake areas shall be determined during the site plan approval process for each parcel.

Consistency with the City's Comprehensive Plan: The Southern Grove 8 MPUD is consistent with the City's Comprehensive Plan. Policy 1.2.2.7 requires developments within the Mixed-Use area to be a minimum size of 30 acres and a maximum size of 500 acres. The proposed MPUD is approximately 41 acres and with uses primarily in residential, retail, office and general commercial).

The agricultural operations and exemptions will cease on those portions of the property upon commencement of construction activities pursuant to policy 1.2.2.14

EXHIBIT 5

SITE INFORMATION

(A) Total Acreage:

Land Uses included within this MPUD and approximate areas:

-	Residential Mixed Use	20.00 acres	48%
-	Commercial Mixed Use (Office, Retail, Restaurant)	21.35 acres	52%

Residential: 12.41 acres min. (Max 347 Du's) / 20.00 acres max (Max 560 Du's)
Non-Residential: 21.35 acres min (170,800 SF) / 28.94 acres max (231,520 SF)

TOTAL 41.35acres / 1,801,337 sf

Minimums and Maximums allowable use acreages cannot be exceeded, and total allowable uses must total 41.35 acres Residential Uses Include but not limited to Multi-Family, Villa, Duplex, Townhouse, See Exhibit 6 for all permitted uses.

See Exhibit 8 for MPUD Conceptual Master Plan

(B) Pedestrian Ways:

The major system of pedestrian movement will consist of sidewalks adjacent to the streets with connections to the subject parcel. The minor systems will be developed within the development consistent with City of Port St. Lucie Code of Ordinances. A portion of the development area may incorporate the Tradition Trail corridor and encourage multimodal connectivity to community services and districts.

(C) Residential Density:

Minimum Density: 5.00 units/gross acre

Maximum Density: 28.00 units/gross acre

Per Policy 1.2.2.7 of the City of Port St. Lucie Comprehensive Plan a minimum of 30% and a maximum 70% of the net acreage within a Mixed-Use Area shall be residential; and, within open space, areas include a minimum of 5% useable open space

(D) Model Area(s):

The proposed location of model/sales areas for multi-family use shall be determined as the parcels are developed and approved through the site plan review process.

EXHIBIT 6

DEVELOPMENT USES AND STANDARDS

SECTION 1: RESIDENTIAL MIXED USE AREA

(A) Permitted Principal Uses and Structures. The following principal uses and structures shall be contained within the residential mixed use area, provided a minimum of thirty (30) percent, 12.41 acres, of the net developable area shall be residential:

1) Paired Villa or duplex;

2) Townhouse dwelling;

3) Multi-family dwelling (horizontal and vertically attached);

4) Civic, institutional or cultural facility (including but not limited to churches or other places of worship, day care centers, schools (public or private), kindergarten through 12th grade, congregate living facilities;

5) Temporary sales trailers located upon the parcel for which sales activities are to be conducted.

6) Any permitted use listed under Section 2 of this MPUD.

(B) Accessory Uses: As set forth within Section 3 hereof.

(D) Minimum Lot Requirements / Maximum Residential Density:

1) Paired Villa or Duplex dwelling: Four thousand five hundred eighty (4,580) square feet and width of forty-five (45) feet, with a maximum gross project density Twenty (20) dwelling units per acre and a minimum density of five (5) dwelling units per acre. Villa/Duplex product is considered a combination of two lots with one villa/duplex unit (two dwelling units).

2) Townhouse dwelling: One thousand four hundred (1,400) square feet and a width of eighteen (18) feet, with a minimum gross project density of five (5) dwelling units per acre and a maximum of twenty (20) dwelling units per acre.

3) Multi-family vertically attached dwelling: Five (5) acres and width of one hundred fifty (150) feet, with a minimum gross project density of eight (8) units per acre and maximum gross project density of Twenty-Eight (28) dwelling units per acre.

4) Multi-family horizontal dwelling: Five (5) acres and width of one hundred fifty (150) feet, with a minimum gross project density of five (5) units per acre and maximum Twenty (20) dwelling units per acre.

5) All other permitted or special exception uses: Twenty thousand (20,000) square feet and a width of one hundred (100) feet.

(E) Maximum Building Lot Coverage: Eighty (80) percent. Maximum impervious surface may not exceed ninety (90) percent.

(F) Minimum Open Space: Thirty (30) percent. Within open space areas include a minimum of 5% useable open space in the form of squares, greens, parks, recreation areas and/or conservation areas.

(G) Maximum Building Height: Multi-Family sixty-five (65) feet; Civic Uses One hundred (100) feet

(H) Minimum Living Area:

1) Townhouse, Duplex, Paired Villa, Cottage, Multi-family dwellings:

a. Studio apartment, five hundred (500) square feet;
b. One (1) bedroom, six hundred (600) square feet;
c. Two (2) bedroom, eight hundred (800) square feet;
d. Three (3) bedroom, nine hundred (900) square feet.

(I) Yard Requirements and Buffering: Minimum setbacks shall be stated below unless otherwise indicated on Exhibit 10 of the Southern Grove - 8 MPUD.

1. Villa or Duplex:

(a) Front Yard: Each lot shall have a front yard with a building setback line of fifteen (15) feet and a front load garage setback line of eighteen (18) feet.

(b) Side Yard: Each lot shall have two (2) side yards five (5) feet in width and shall result in a minimum separation of ten (10) feet between adjacent buildings. A side yard of fourteen (14) feet shall be provided adjacent to a right-of-way.

(c) Rear Yard: Each lot shall have a rear yard with a building setback line of ten (10) feet.

2. Townhouse dwelling:

(a) Each townhouse dwelling shall have a front yard with a minimum depth of ten (10) feet, a front load garage setback line of eighteen (18) feet, and a rear yard with a minimum depth of ten (10) feet. Screened enclosures shall be set back a minimum of five (5) feet from the rear property line. Each townhouse dwelling having frontage on a non-gated collector road shall have a front yard with a building setback line of twenty-five (25) feet.

(b) No less than three (3) townhouse dwellings and no more than eight (8) townhouse dwellings shall be contiguous. No contiguous group of dwellings shall exceed three hundred 300 feet in length.

(c) No portion of a townhouse or accessory structure in or related to one (1) group of contiguous townhouses shall be closer than fifteen (15) feet to any portion of a townhouse of accessory structure related to another group. A side yard may have a zero (0) foot setback; however a minimum depth of ten (10) feet shall be provided between the side of any townhouse dwelling and a private or public street or right-of- way.

3. Multi-Family vertically attached dwelling:

   Each multi-family development shall have a setback of twenty-five (25) feet from the front yard and road rights-of-way and ten (10) feet from side and rear property lines. Where two or more buildings are situated upon a parcel, any two buildings shall be separated by a minimum of twenty (20) feet. No building shall have an effective length of mass exceeding three hundred (300) feet. Multi-family product shall have facades that articulate in accordance with the ROI design standards set forth in the City of Port St. Lucie Citywide Design Standards, as amended (refer to Chapter 4, Part D, Citywide Design Standards.

4. Multi-Family Horizontal:

   Multi-Family Horizontal development consists of multiple structures located on a single parcel. Each development shall have a setback of twenty-five (25) feet from the front yard and road rights of way, and ten (10) foot from side and rear property lines. When multiple buildings are situated upon a parcel, they shall be separated by a minimum of ten (10) feet

5. All other permitted, special exception, or non-residential uses:

   Setback requirements shall be fifteen (15) feet for front yard and from private rights-of-way and ten (10) feet from side and rear property lines.

   Setback requirements shall be twenty-five (25) for front yard and from public rights-of-way and ten (10) feet from side and rear property lines.

6. Buffering: Where applicable, buffering shall be provided in accordance with the landscaping requirements of Chapter 154, City of Port St. Lucie Ordinances.

(J) Off-Street Parking and Service Requirements: As set forth in Section 4 hereof.

(K) Site Plan Review: Each neighborhood within the Residential area shall submit a conceptual plan meeting the criteria set forth above and those criteria contained in the NCD District's Policies of the City of Port St. Lucie's Comprehensive Plan. Conceptual Plans shall be submitted for review and approved by the Planning and Zoning Director or the City's Site Plan Review Committee prior to approval of subdivision plats. Conceptual plans shall include adequate information to determine compliance with the required design standards set forth above, including but not limited to proximity to shops and services, lot sizes and setbacks, and minimum open space. An exhibit indicating building envelopes/setbacks shall be provided with each conceptual plan or subdivision plat submittal for Multi-Family, and non-residential developments within the Residential area shall submit a site plan meeting the criteria set forth above for review and approval by the City's Site Plan Review Committee. Townhouse subdivision plats shall include a conceptual site plan depicting lot sizes, setbacks, building footprints, driveway widths, general street network, pedestrian access, conceptual drainage, minimum open space, and preservation areas as required under Section 158.218 City of Port St. Lucie Code of Ordinances.

SECTION 2: COMMERCIAL MIXED USE AREA

(A) Purpose. The purpose of the commercial mixed use area shall be to locate and establish areas within the NCD District which are deemed to be uniquely suited for the development and maintenance of a mixture of uses, said areas to be primarily along established highways where a mixed pattern of housing, big box retail, corporate office and large institutional uses are to be substantially established; to designate those uses and services deemed appropriate and proper for location and development standards and provisions as are appropriate to ensure proper development and functioning of uses. The following standards shall be met in designing non-residential areas:

(B) Permitted Principal Uses and Structures. A minimum of two (2) of the following principal uses and structures shall be contained within the commercial mixed use are (all retail uses including Home Improvement Store and Pharmacy count as one use):

1) Any retail, business, or personal service use (including repair of personal articles, furniture, and household appliances) conducted wholly within an enclosed building, where repair, processing or fabrication of products is clearly incidental to and restricted to on-premises sales;

2) Home Improvement Store 100,000 sq. ft or greater and 'essential operational uses'. 'Essential Operational Uses' are outdoor areas for the sale and storage of seasonal items including the sale, rental, and display of large lawn equipment, golf carts, outdoor grills, landscape materials, and other seasonal items or outdoor related equipment and tractor trailer loading and temporary storage of large appliances and palettes. Essential operational uses shall be permitted and may occupy required parking areas, provided it is shown to the satisfaction of the City that these areas will not create any undue parking conditions for the primary retail sales operation/activity.

3) Retail convenience stores with or without fuel service stations

4) Electric Vehicle (EV) Stations (Separate Mobility Fee Per Charger)

5) Office for administrative, business, professional or medical use;

6) Bank or savings and loan association;

7) Restaurant, including drive-through-service;

8) Retail sales of alcoholic beverages for on and off premises consumption;

9) Automotive Repair and Services

10) Car Wash (Full or Self Service)

11) Hotel, motel, inn or bed and breakfast;

12) Theater (indoor);

13) Public facility or use;

14) Civic or cultural facility (private); Civic, institutional or cultural facility [including but not limited to enclosed assembly area, day care centers, schools (public or private), kindergarten through 12 grade, congregate living facilities].

15) School (public or private), grades kindergarten through 12;

16) School (technical or vocational);

17) Day care center;

18) Recreation amusement facility;

19) A single structure containing at least two complementary, integrated, or mutually supporting uses (such as offices, retail, public service, or entertainment). The structure must achieve physical and functional integration within itself. All permitted uses shall be permitted within any floor of a multi-floor building.

20) Hospital and other medical facilities;

21) Temporary outdoor sales and special events, including but not limited to, arts and craft shows, farmer's markets, circuses, carnivals, holiday festivals, and cultural festivals. Such events shall be conducted in accordance with Section 158.225, City of Port St. Lucie Code of Ordinances. Events requiring closure of a public right-of-way shall be conducted in accordance with Chapter 99, City of Port St. Lucie Code of Ordinances.

22) Assisted Living Facilities;

23) Pharmacy with or without drive-through service.

24) Self-storage (consistent with Sec 158.227 of the City of Port St. Lucie Code of Ordinances)

25) Uses with drive-through services shall be in accordance with Section 158.222(D) of the City of Port St Lucie Code of Ordinances which include city stacking requirements.

(C) Accessory Uses. As set forth in Section 3 hereof.

(E) Minimum and Maximum Lot Requirement.

1) Non-residential: A minimum of twenty thousand (20,000) square feet and a minimum width of one hundred (100) feet.

(F) Minimum Open Space: Ten (10) percent. Within open space areas include a minimum of 5% useable open space in the form of squares, greens, parks, recreation areas and/or conservation areas.

(G) Maximum Building Height: One hundred (100) feet.

(I) Minimum Building Size and Minimum Living Area

1) Non-residential: Minimum total gross floor area of one thousand two hundred (1,200) square feet.

(J) Setback Requirements and Buffering.

1) All non-residential, permitted, or special exception uses: Setback requirements shall be twenty-five (25) feet for front yard and from public rights-of-way and ten (10) feet from side and rear property lines.

2) Buffering. All mechanical equipment shall be screened from property zoned residential. Meter banks for multi-tenant buildings shall require screening when located on an exterior wall that is visible to the public. This screening shall be designed as a visual barrier. Buffering shall be provided in accordance with Chapter 154, City of Port St. Lucie Zoning Ordinances.

(K) Off-Street Parking and Service Requirements. As set forth in Section 4 hereof.

SECTION 3: ACCESSORY USES AND STRUCTURES

(A) General Provisions: Accessory structures and uses are permitted in connection with any principal lawfully existing permitted use, provided that all accessory structures or uses are in full compliance with all setbacks, height, building coverage and other requirements. In no case shall accessory uses, either separately or in combination, exceed more than twenty (20) percent of the total floor area of the principal building or ground area of any lot, whichever is more restrictive.

(B) Accessory Uses in Residential Areas:

1. Pair Villas, Duplex, and Townhouse Dwelling: Accessory uses or structures shall not be located in that area extending from the front building line to the front property line unless otherwise specifically provided. Accessory uses or structures shall be located a minimum of five (5) feet from the rear property line, except where lakes or open space areas are adjacent to the rear property line and setback may be reduced to two (2) feet. The minimum setback from the side property lines shall be three (3) feet, provided ten (10) feet shall be provided adjacent to a right-of-way.

2. Multi-family: Accessory uses or structures shall not be located in that area extending from the front building line to the front property line unless otherwise specifically provided. Accessory uses or structures shall be located a minimum of ten (10) feet from the rear property line and a minimum of ten feet from the side property lines and adjacent to a right-of-way.

3. Accessory uses as permitted by Section 158.217 of the City of Port St. Lucie Zoning Code are allowed in the residential area.

(C) Accessory Uses in Non-Residential Areas:

1. Accessory uses or structures shall be located a minimum of five (5) feet from the rear property

line, a minimum of five (5) feet from the side property lines and a minimum of ten (10) feet adjacent to the right of way.

(D) Home Occupation: A home occupation shall be permitted within residential areas, subject to the provisions of Section 158.217(F).

SECTION 4: PARKING AND PEDESTRIAN REQUIREMENTS

(A) Parking Requirements: Each building, use, or structure shall be provided with on-street and/or off-street parking and service facilities in accordance with the provisions set forth herein. The maximum number of parking spaces to be provided is limited to one hundred twenty-five (125) percent of that required by the provisions set forth herein. On-street parking spaces directly and fully adjacent to a site and available to a development shall be counted toward the maximum. Maximum driveway widths for residential units shall be 26 feet and minimum driveway widths may be 10 feet. Dwelling units with garage space may include the garage spaces as required parking spaces.

1. Residential (duplex, cottage): 2 spaces per dwelling unit

2. Residential (multifamily, townhome, paired villa): 2 spaces per dwelling unit plus 1 space for every 5 dwelling units.

3. Retail and office, including medical: 4 spaces per 1,000 sf

4. Home Improvement Store (100,000 sf or larger). 4 spaces per 1,000 sf. Required parking spaces may be occupied by Essential Operational Uses provided the following conditions are met:
    a. All Essential Operational Uses are shown on an approved site plan;
    b. No more than 30% of the required parking may be occupied.

5. Restaurant (stand-alone): 1 space per 100 sf. Additional parking shall be required for an outdoor seating area when the outdoor seating area exceeds twenty-five (25%) percent of the gross floor area of an approved restaurant.

6. Hotels: 1 space for each guest room, plus 1 space for each ten (10) guest rooms.

7. Self-Storage: 1 space for each 200 sf of gross floor area used as an office in the rental of storage bays, plus 1 additional space for every 100, or fraction thereof, storage bays.

8. Community Clubhouse/Amenity Center: 1 space per 1,000 sf of gross clubhouse building area provided adequate pedestrian access exists within the area intended to be served by the facility.

9. For any permitted use not listed above, parking rates shall comply with Section 158.221.C.

(B) Shared or joint use of parking facilities between and among uses is authorized when:

1. There is a relationship among the land uses utilizing shared parking that will attract drivers to two or more uses in a single trip; and,

2. There is adequate linkage between the parking and each of the uses sharing the parking.

(C) Parking lot landscaping shall be in accordance with Chapter 154, City of Port St. Lucie Zoning Ordinances except that ten (10) foot parking islands shall be required to break up rows in groups of twelve (12) contiguous spaces.

(D) Pedestrian Access:

1. An on-site pedestrian and bike circulation system which links the street and the primary entrance(s) of the structure(s) on the site shall be provided with each conceptual plan or site plan. Sidewalks or pedestrian ways must connect the required pedestrian system to existing pedestrian systems on adjacent developments if adequate safety and security can be maintained.

2. The circulation system must be hard-surfaced, ADA acceptable, and be at least 5 feet wide.

SECTION 5: LANDSCAPING

(A) Plant Material:

1. Tree species height, spread and minimum clear trunk and shrub heights shall meet or exceed the minimum specified by the USDA's Grades and Standards for Nursery Stock, current edition. Each tree in a grouping shall be counted separately.

2. Tree species shall be a minimum of fourteen (14) feet overall height when planted with a minimum four (4) foot spread and a minimum of 3" caliper in accordance with the USDA's Grades and Standards for Nursery Stock, current edition.

3. Existing plant material used to meet the intent of this section and City of Port St. Lucie Code of Ordinances, will not have to be of a quality comparable to Florida No. 1 since this material was not nursery grown.

4. No less than fifty (50) percent of all required trees shall be native species.

(B) Easement and Utility Area Landscaping: Trees and all vegetation with intrusive root systems shall not be planted within ten (10) feet of any PSLUSD infrastructure or appurtenance; including water and sewer lines, exiting utility pole, guy wire, and pad mounted transformers. No protective barriers will be required. All proposed utilities shall maintain separation distances from all City mains as required by the city and FDEP.

(C) Residential Landscaping: The number of trees to be provided per lot shall be as follows:

A. Lots less than 6,000 sf shall provide two (2) trees.
B. Lots from 6,000 to 7,000 sf shall provide three (3) trees.
C. Lots over 7,500 sf shall provide four (4) trees.

(E) Perimeter landscape requirements adjacent to lakes may be relocated to other areas within the project site to allow creativity in landscape design adjacent to the lake (up to 100% of required landscape).

(F) A six (6) foot wall or fence is required in a perimeter landscape buffer strip where commercial, industrial, institutional, office, and public facility uses abut the front, side and/or rear of existing

or proposed residential. The perimeter landscape buffer strip shall be a minimum of 10' wide.

(G) Site Perimeter Landscaping Requirements. Site perimeter landscaping shall be provided in accordance with the following standards:

1. A landscape strip at least ten feet in depth, exclusive of curbing, shall be located adjacent to all rights-of-way and abutting properties, unless indicated otherwise. Landscape strips within an easement shall be in accordance with Section 154.03(E) of the City of Port St. Lucie Land Development Regulations. Necessary access ways through all landscape strips shall be permitted in order to utilize the parking or other vehicular use areas or to access the rear of the landscape strip for maintenance purposes. These accessways may be subtracted from the linear dimension used to determine the number of trees required.

2. Landscape strips required adjacent to shared property/lot lines may be combined into a 10' wide perimeter landscape strip. This landscape strip shall be planted with one tree for each 30 linear feet, or fractional part thereof. One shrub shall be required for each two (2) linear feet and the shrubs shall be at least 24 inches in height at the time of planting.

3. Landscape strips required adjacent to shared property/lot lines may be relocated elsewhere within the overall MPUD limits provided that the same perimeter landscape area that would have been required along the specific property/lot lines is provided.

SECTION 6: UTILITIES

(A) Proposed Sanitary Sewer System:
The proposed Southern Grove project is located within the City of Port St. Lucie Water and Sewer Service Area. The proposed Sanitary Sewer System for Southern Grove project will consist of Gravity Sanitary Sewer Mains and Manholes, which will flow to on-site Sewage Pump Stations. The proposed maximum depth of gravity sewer mains and number of pump stations are dependent on the existing soil conditions and may vary due to those existing soil conditions. The Developer shall minimize the number of pump stations designed and installed. The proposed wastewater pump stations will have force mains, which will carry the flows to the existing City of Port St. Lucie wastewater transmission system. The existing City of Port St. Lucie wastewater transmission system consists of an existing Force Main on Village Parkway. The proposed sewer transmission system will include force main connections to the existing City force main. All proposed pump stations shall require a connection to the existing fiber optics system for communication purposes.

(B) Proposed Water Distribution System:
The proposed Southern Grove project is located within the City of Port St. Lucie Water and Sewer Service Area. The proposed Water Distribution System for Southern Grove project will consist of a large Water Main along the Village Parkway that runs along the eastern boundary of the subject property. There will be several connections to the Village Parkway main, and these water mains will be extended along all other roadways within the project.

The proposed water mains will be connected to the existing City of Port St. Lucie potable water system. The existing City of Port St. Lucie potable water system consists of large water mains on Discovery Way, Village Parkway, proposed Paar Drive, and along the proposed Community Blvd roadway, located on the perimeter of the Southern Grove site. The proposed water main connections for the site will include multiple water connections on all sides of the project. Looping the main from Village Pkwy through the

project site and connecting to the Paar Drive stubout shall be required and coordinated with the Utility Systems Department.

(C) Waste Management
For uses that provide specialized waste management programs such as (compactors, sharps collection) in a defined and visually screened area, the typical dumpster and recycling detail will not be required. Dumpster enclosures located internally within the MPUD adjacent to the rear and/or side property line, may have their setback reduced to two (2) feet. The minimum setback from the side property lines shall be three (3) feet, provided ten (10) feet shall be provided adjacent to a right-of-way.

SECTION 7: TRADITION TRAIL

Provisions for Tradition Trail shall be provided within this development. A fence or wall may be utilized to separate the private development areas from the public trail system.

The proposed Tradition Trail (when developed by the City of Port St. Lucie and/or the master developer of Tradition) shall be allowed to cross private residential streets if necessary. A formalized pedestrian crossing shall occur at any private residential street and pedestrian awareness signs identifying Tradition Trail and the road crossings shall be implemented. No fencing or other security measures shall block use and continuation of the public trail along the perimeter of the development.

EXHIBIT 7

SKETCH AND LEGAL DESCRIPTION

LEGAL DESCRIPTION:

KENLEY (PB 104-16) TRACT B-1 (20.000 ACRES – 871,200 SF)
KENLEY (PB 104-16) TRACT C-1 (21.353 ACRES – 930-136 SF)

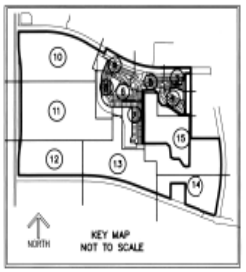
KENLEY

PLAT BOOK 104
PAGE 29

SHEET 14 OF 15

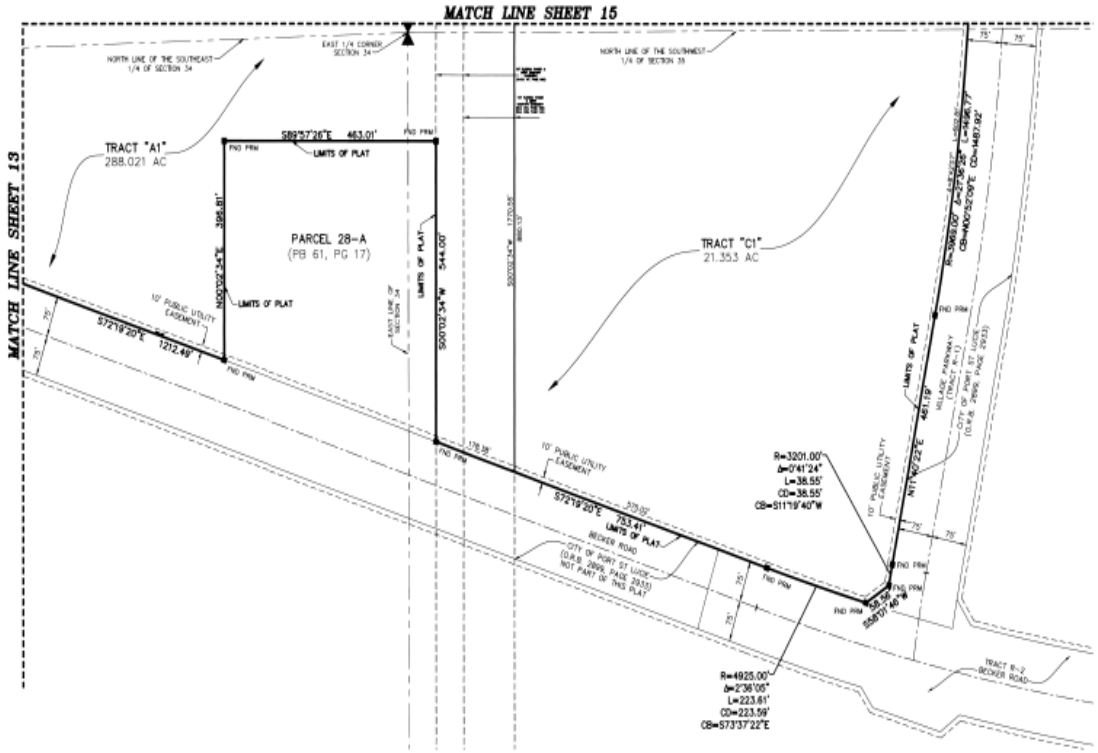
BEING A REPLAT OF ALL OF TRACT A, SOUTHERN GROVE PARCEL 28 REPLAT, AS RECORDED IN PLAT BOOK 95, PAGE 27, TOGETHER WITH A PORTION OF E/W 4 R/W (PAAR DRIVE), A 150 FOOT WIDE RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 2899, PAGE 2933, ALL OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTIONS 26, 27, 34 AND 35, TOWNSHIP 37 SOUTH, RANGE 39 EAST, THE CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

THIS INSTRUMENT PREPARED BY
RONNIE L. FURNISS
OF
CAULFIELD and WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 - (561)392-1991
CERTIFICATE OF AUTHORIZATION NO. LB3591



NORTH

GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
INTENDED DISPLAY SCALE:
1 INCH = 40 FEET



LEGEND/ABBREVIATIONS
- Δ = DELTA (CENTRAL ANGLE)
- (R) = INDICATES RADIAL LINE
- FND PRM = DENOTES PERMANENT REFERENCE MONUMENT 5/8" IRON ROD WITH CAP STAMPED "CAW PRM LB 3591"
- ● = DENOTES PERMANENT CONTROL POINT

PSLUSD PROJECT NO. 5421
CITY OF PORT ST. LUCIE
PROJECT NO. P21-238

KENLEY

PLAT BOOK 104
PAGE 30

SHEET 15 OF 15

BEING A REPLAT OF ALL OF TRACT A, SOUTHERN GROVE PARCEL 28 REPLAT, AS RECORDED IN PLAT BOOK 95, PAGE 27, TOGETHER WITH A PORTION OF E/W 4 R/W (PAAR DRIVE), A 150 FOOT WIDE RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 2899, PAGE 2933, ALL OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTIONS 26, 27, 34 AND 35, TOWNSHIP 37 SOUTH, RANGE 39 EAST, THE CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

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NORTH

GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
INTENDED DISPLAY SCALE:
1 INCH = 40 FEET

MATCH LINE SHEET 5

MATCH LINE SHEET 7

MATCH LINE SHEET 4

MATCH LINE SHEET 13

MATCH LINE SHEET 13

MATCH LINE SHEET 14

KEY MAP
NOT TO SCALE

CONSERVATION
TRACT NO. 12
(PB 61, PAGE 17)

TRACT "A1"
288.021 AC

TRACT "B"
SOUTHERN GROVE PARCEL 28
REPLAT, AS SHOWN ON THE
PLAT OF SOUTHERN GROVE
PLAT NO. 3, AS RECORDED IN
PLAT BOOK 95, PAGE 27

TRACT "B1"
20.000 AC

TRACT "C1"
21.353 AC

N89°42'37"E 743.35'

S89°17'10"E 189.23'

S70°25'31"E 77.58'

N84°43'03"E 110.44'

N90°00'00"E 934.20'

S00°02'34"W 1663.05'

S00°18'07"W 1329.29'

LEGEND/ABBREVIATIONS
℄ – CENTERLINE
Δ – DELTA (CENTRAL ANGLE)
AC(S) – ACRES
CB – CHORD BEARING
CBE – CONSERVATION BUFFER EASEMENT
CD – CHORD DISTANCE
DE – DRAINAGE EASEMENT
EIEE – EMERGENCY INGRESS AND EGRESS EASEMENT
FND – FOUND
FE – FENCE EASEMENT
IQE – IRRIGATION QUALITY EASEMENT
L – ARC LENGTH
LB – LICENSED BUSINESS
LBE – LANDSCAPE BUFFER EASEMENT
LME – LAKE MAINTENANCE EASEMENT
LMAE – LAKE MAINTENANCE ACCESS EASEMENT
LSE – LIFT STATION EASEMENT
ME – WATER MANAGEMENT EASEMENT
MEB – MAINTENANCE EASEMENT BUFFER
ORB – OFFICIAL RECORD BOOK
PB – PLAT BOOK
PDE – PRIVATE DRAINAGE EASEMENT
PG – PAGE
PUE – PUBLIC UTILITY EASEMENT
PSLUE – DENOTES PRIVATE UTILITY EASEMENT
R – RADIUS
(R) – INDICATES RADIAL LINE
SF – SQUARE FEET
UE – UTILITY EASEMENT
WME – WATER MANAGEMENT EASEMENT
■ PRM – DENOTES PERMANENT REFERENCE MONUMENT (LB# PRM R06 WITH CAP STAMPED "LB# PRM LB 3591")
● – DENOTES PERMANENT CONTROL POINT

PSLUSD PROJECT NO. 5421
CITY OF PORT ST. LUCIE
PROJECT NO. P21-238

EXHIBIT 8

CONCEPTUAL PLAN

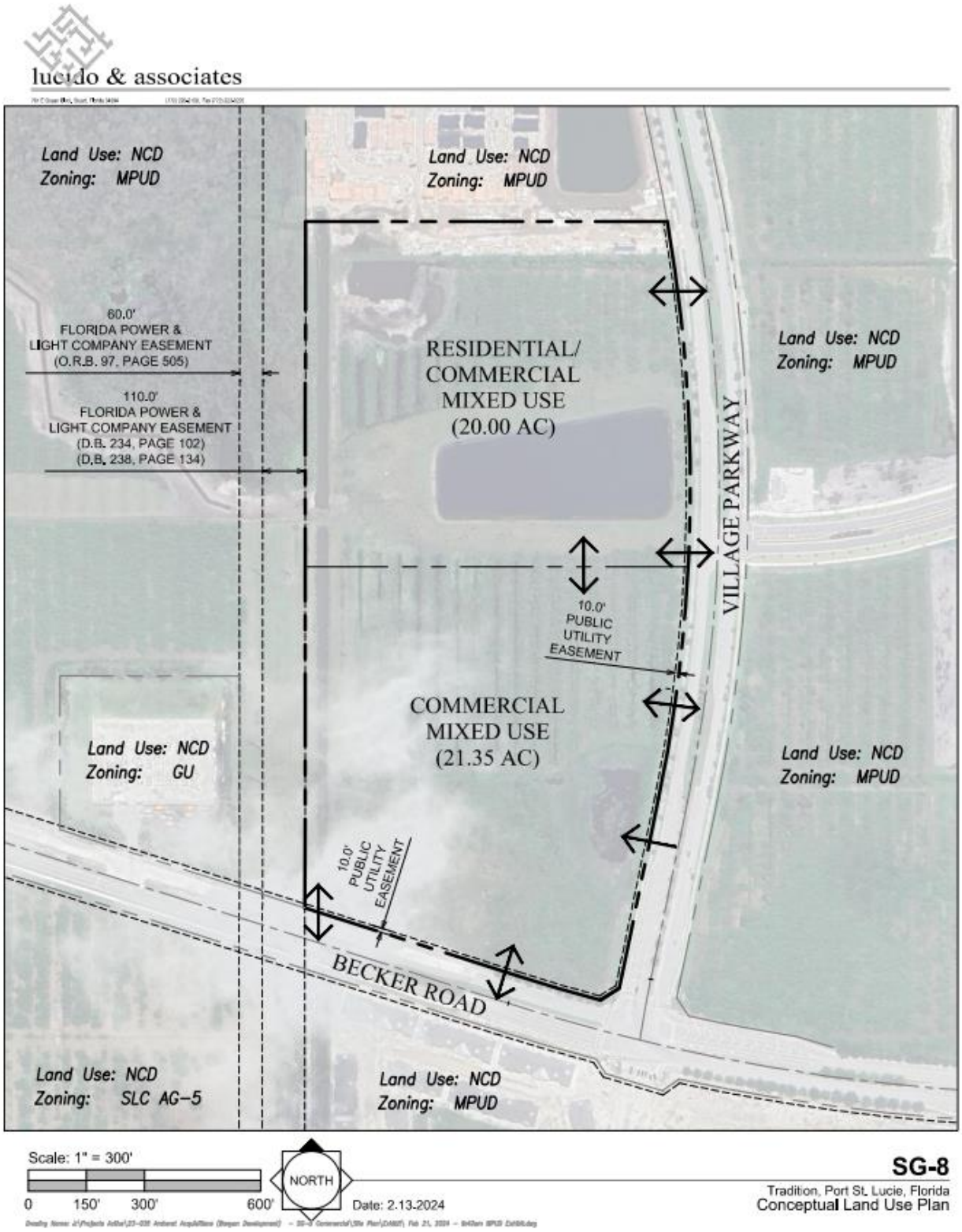


EXHIBIT 9

DEVELOPMENT PROGRAM

This Mixed-Use development program will consist of commercial and office uses, hospital and medical uses, restaurants, theaters, hotels, institutional uses, public facilities (including utilities), light industrial, warehouse/distribution, residential and other similar services designed to meet the needs of a larger area

Residential Mixed Use (approx 20.00 ac)

Currently envisioned as a residential subdivision and various non-residential uses/services with primary access via SW Village. Typical lot details included with this document represent options of lot types that could be developed. Total number of dwelling units shall not exceed 28 du's/acre.

Commericial Mixed-Use Area (approx 21.35 ac)

A commercial program intended to provide uses with two access points from Village Parkway and SW Becker Road. The parcel is anticipated to provide various non-residential uses/sevices to support the surrounding residential communities.

Land Uses included within this MPUD and approximate areas:

Residential/ Commercial Mixed-Use	20.00 acres	48%
Commercial Mixed-Use	21.35 acres	52%

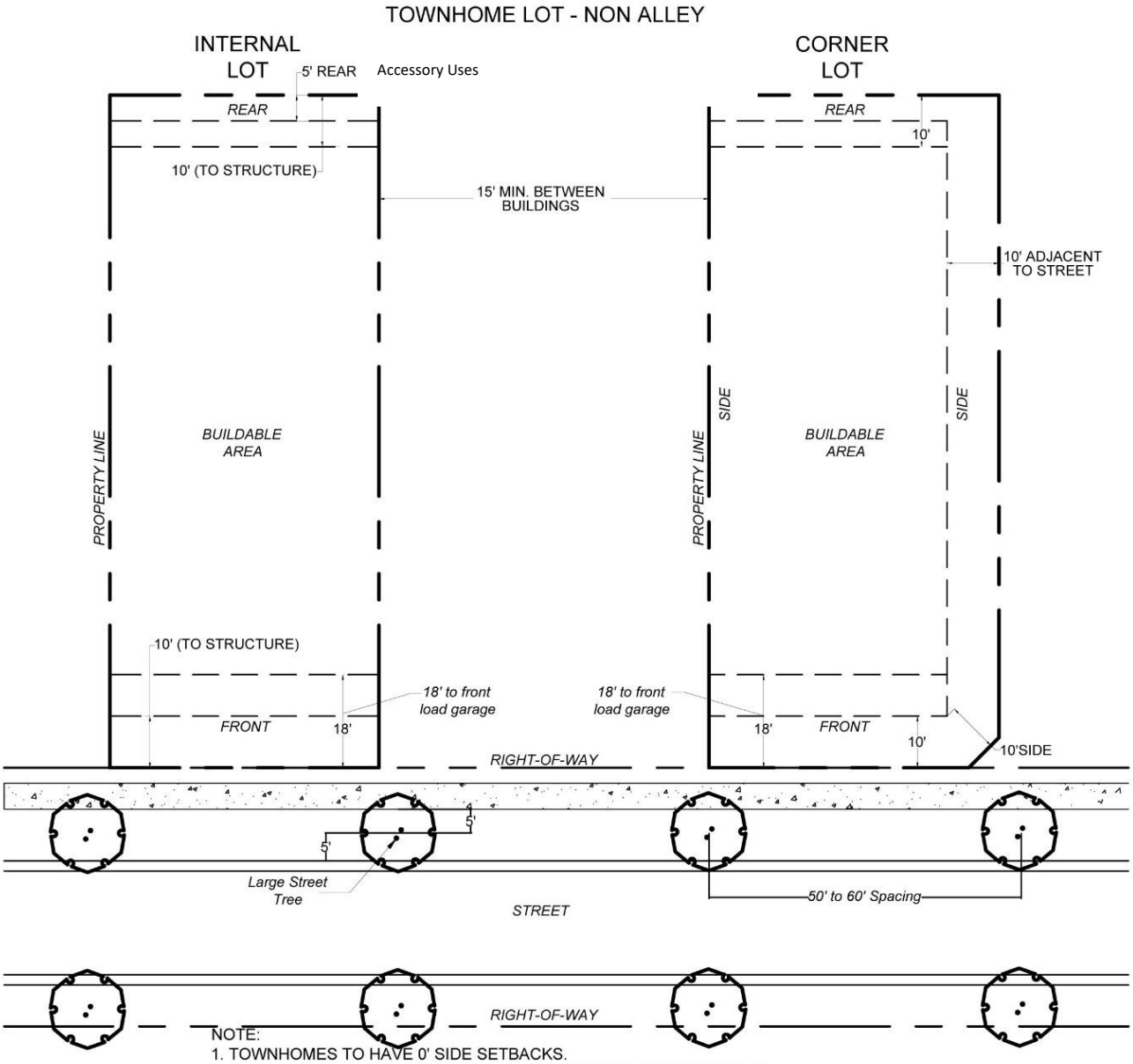
Residential: 12.41 acres min. (Max 347 Du's) / 20.00 acres max (Max 560 Du's)
Non-Residential: 21.35 acres min (170,800 SF) / 28.94 acres max (231,520 SF)

**Future Outparcels A-E are approximately 6.23 acres in total. Land uses have not been determined at this time but will be consistent with Policy 1.2.2.7. of the City of Port St. Lucie's Comprehensive Plan*

TOTAL	41.35 acres / 1,801,337 sf	100%

EXHIBIT 10

TYPICAL TOWNHOME LOT LAYOUT

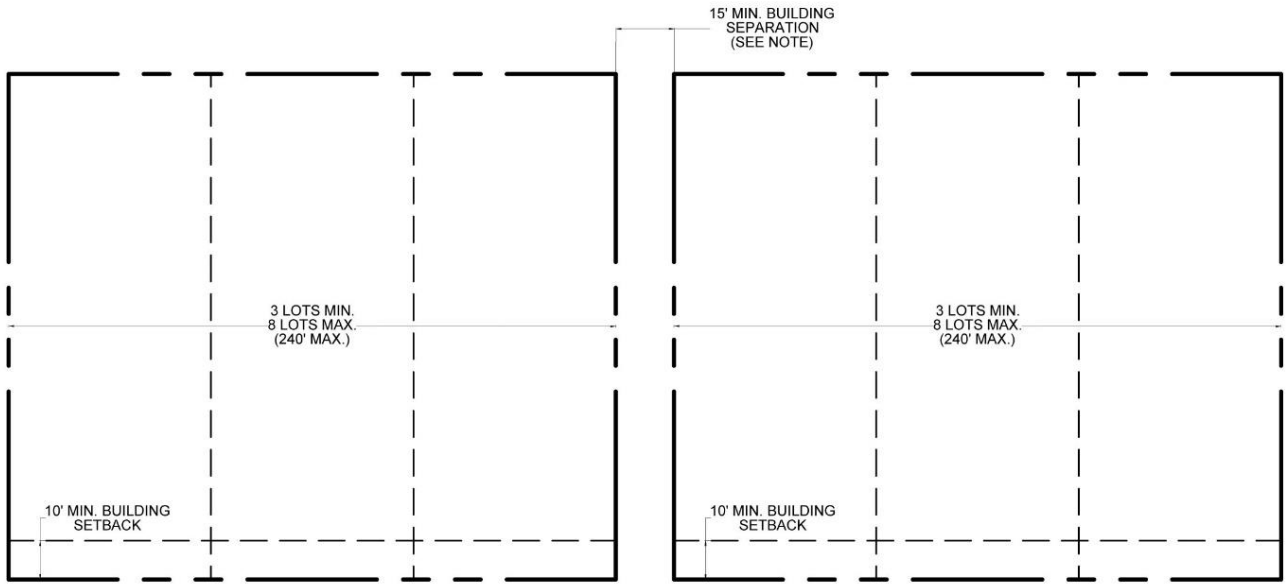


NOTE:
1. TOWNHOMES TO HAVE 0' SIDE SETBACKS.
2. SIDE SETBACKS FOR CORNER LOTS ADJACENT TO A STREET IS 10'.
3. 15' MIN. CLEARANCE SHALL BE PROVIDED BETWEEN BUILDINGS PROVIDED COMPLIANCE WITH ST. LUCIE COUNTY FIRE DISTRICT FIRE PREVENTION CODE RESOLUTION NO. 442-05 ADOPTED SEPTEMBER 21, 2005 IS MET.
4. BUILDING AREA SHALL BE A MAXIMUM OF 60% OF LOT MAXIMUM IMPERVIOUS SHALL BE 80%.
5. LOT WIDTH MEANS THE HORIZONTAL DISTANCE BETWEEN THE SIDE LOT LINES MEASURED AT RIGHT ANGLES TO THE LOT DEPTH AT A POINT MIDWAY BETWEEN THE FRONT AND REAR PROPERTY LINES.
6. STREET TREES WILL MEET FDOT SIGHT LINE AND CLEAR ZONE REQUIREMENTS.

TYPICAL LOT

NON ALLEY LOT
(MIN. 18'-46' WIDTH X MIN. 70' DEPTH)
TOWNHOMES MAY BE DEVELOPED FROM A MIN. OF 3 UNITS TO A MAX OF 8 UNITS, IN A SINGLE BUILDING.

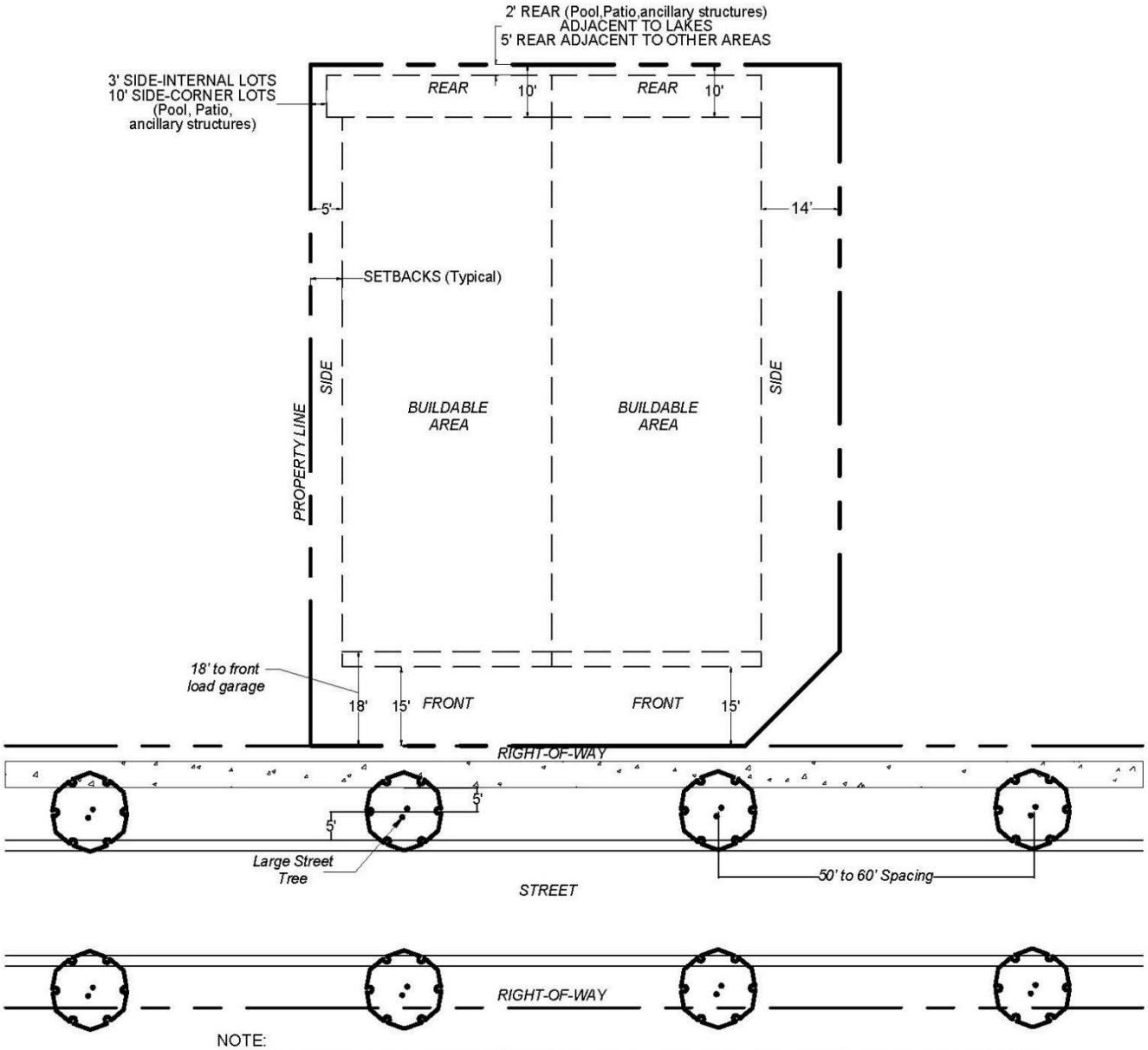
TOWNHOME LOT
NOT TO SCALE



NOTE:
1. 15' MIN. CLEARANCE SHALL BE PROVIDED BETWEEN BUILDINGS PROVIDED COMPLIANCE WITH ST. LUCIE COUNTY FIRE DISTRICT FIRE PREVENTION CODE RESOLUTION NO. 442-05 ADOPTED SEPTEMBER 21, 2005 IS MET.
2. LOT WIDTH MEANS THE HORIZONTAL DISTANCE BETWEEN THE SIDE LOT LINES MEASURED AT RIGHT ANGLES TO THE LOT DEPTH AT A POINT MIDWAY BETWEEN THE FRONT AND REAR PROPERTY LINES.

TYPICAL BUILDING TOWNHOME LAYOUT

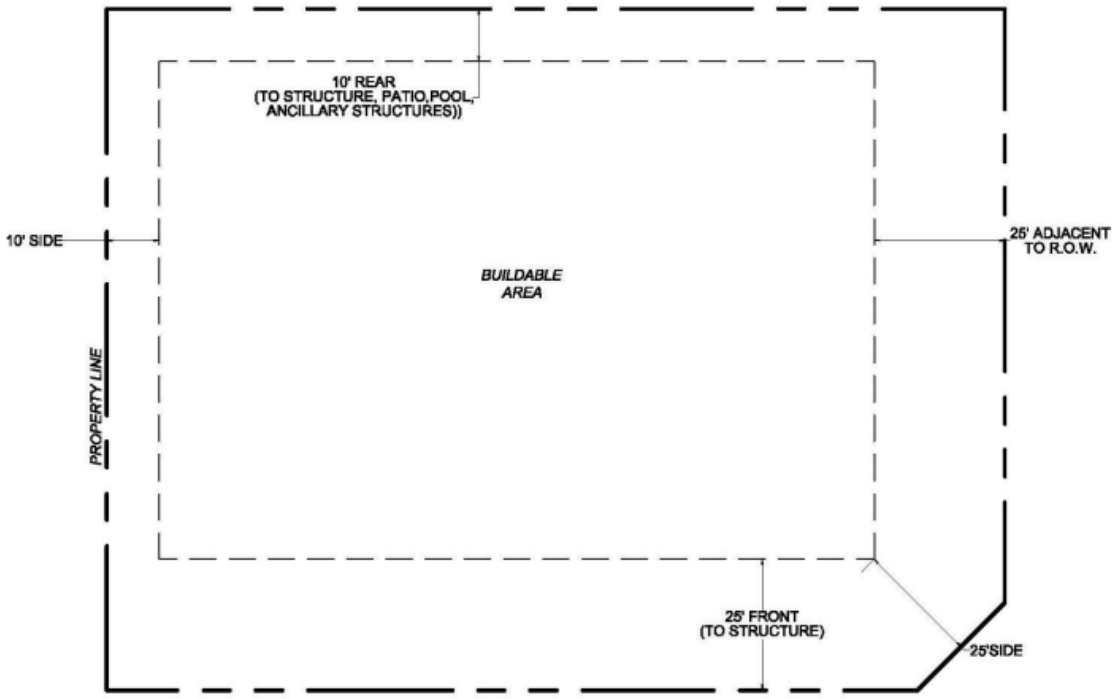
SINGLE FAMILY (VILLA)
NOT TO SCALE



NOTE:
1. BUILDING AREA SHALL BE A MAXIMUM OF 60% OF LOT AREA MAXIMUM IMPERVIOUS SHALL BE 80%.
2. LOT WIDTH MEANS THE HORIZONTAL DISTANCE BETWEEN THE SIDE LOT LINES MEASURED AT RIGHT ANGLES TO THE LOT DEPTH AT A POINT MIDWAY BETWEEN THE FRONT AND REAR PROPERTY LINES.
3. THE MINIMUM FRONT LINE WIDTH AT THE R-O-W LINE SHALL BE 25' FEET
4. STREET TREES WILL MEET FDOT SIGHT LINE AND CLEAR ZONE REQUIREMENTS.

TYPICAL LOT

MULTIFAMILY RESIDENTIAL
(VERTICALLY ATTACHED AND HORIZONTAL)
NOT TO SCALE



NOTE:
1. 20' MIN. BUILDING SEPARATION SHALL BE PROVIDED BETWEEN BUILDINGS FOR VERTICALLY ATTACHED UNITS
2. 15' MIN. CLEARANCE SHALL BE PROVIDED BETWEEN BUILDINGS FOR TOWNHOME UNITS.
3. 10' MIN. CLEARANCE SHALL BE PROVIDED BETWEEN BUILDINGS HORIZONTAL UNITS SUCH AS COTTAGES AND PAIRED VILLAS
4. SIDE SETBACKS FOR CORNER LOTS ADJACENT TO A STREET IS 25'.
5. WITHIN THE RESIDENTIAL AREA, BUILDING AREA SHALL BE A MAXIMUM OF 60% OF LOT, MAXIMUM IMPERVIOUS SHALL BE 80%, AND MAXIMUM HEIGHT SHALL BE 65 FT.
6. LOT WIDTH MEANS THE HORIZONTAL DISTANCE BETWEEN THE SIDE LOT LINES MEASURED AT RIGHT ANGLES TO THE LOT DEPTH AT A POINT MIDWAY BETWEEN THE FRONT AND REAR PROPERTY LINES.

TYPICAL LOT
(MIN. LOT 30,000 SF. , MIN. 15' WIDTH)

EXHIBIT 11

TYPICAL ROADWAY CROSS SECTIONS

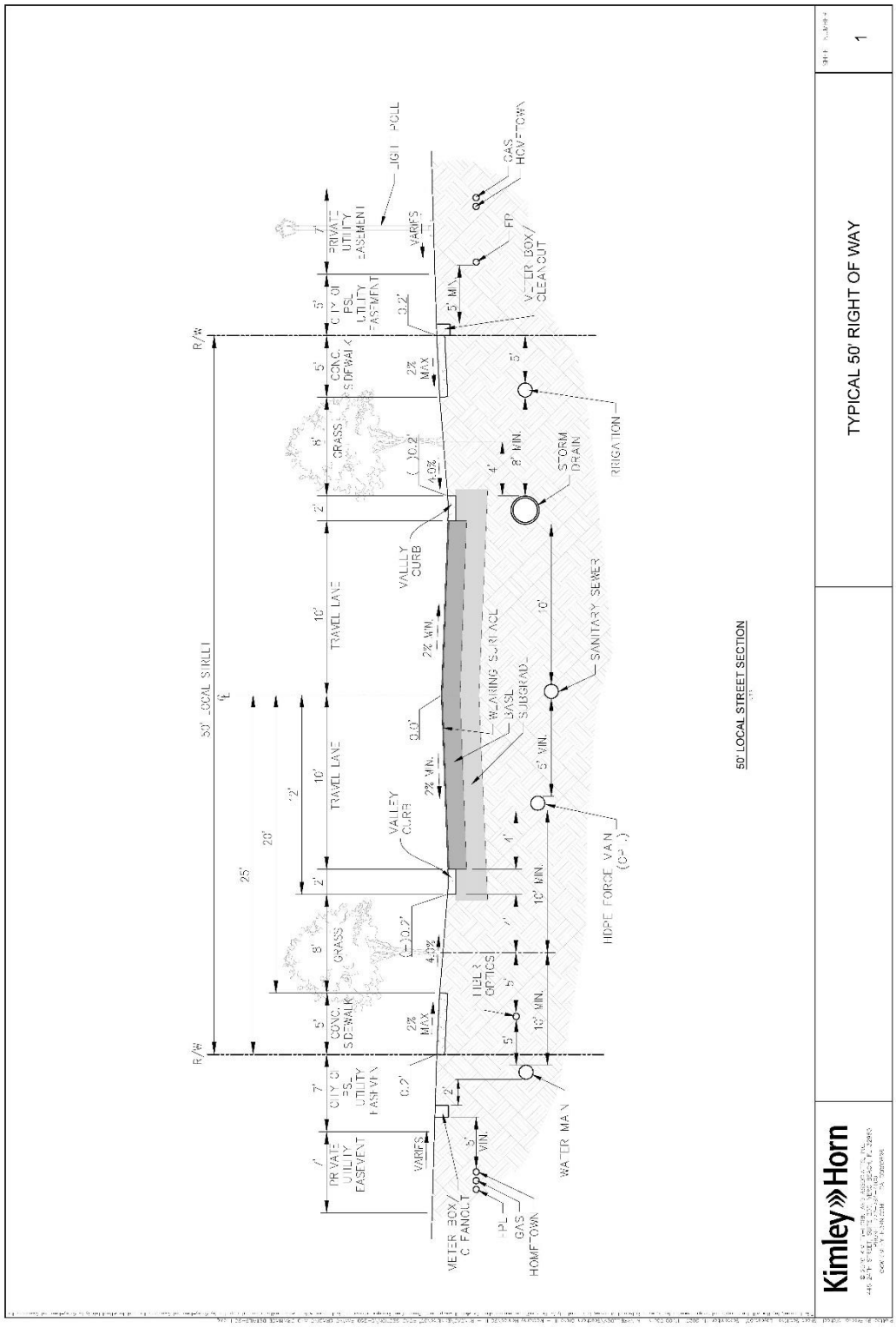


EXHIBIT 12

STATEMENT OF UNIFIED CONTROL
AND BINDING MPUD AGREEMENT

The property as described as follows:

- Parcel ID: 4327-702-0016-000-6
- Parcel ID: 4327-702-0015-000-9

in the application package, is owned by, and under the unified control of, the undersigned, Mattamy Palm Beach, LLC representative shall proceed with the proposed development according to the provisions of the City of Port St. Lucie zoning regulations and any conditions as may be attached to the rezoning of the land to MPUD; provide agreements, contracts, deed restrictions, and sureties acceptable to the City for completion of the development according to the plans approved at the time of rezoning to MPUD, and for continuing operation and maintenance of those areas, functions, and facilities as are not to be provided, operated, or maintained at public expense; and bind all successors in title to any commitments made under this agreement.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 20 day of February, 2024.

MATTAMY PALM BEACH LLC

By: _____
Karl Albertson, Jr. VP of Land Acquisition and Entitlement

(CORPORATE SEAL)

STATE OF Florida
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me by means of (check one) [✓] physical presence or [ ] online notarization, this 20th day of February, 2024, by Karl Albertson, Jr. , VP of Land Acquisition and Entitlement. Said person (check one) [✓] is personally known to me, [ ] produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or [ ] produced other identification, to wit: _____.

Print Name: Laura Meyer
Notary Public, State of Florida
Commission No.: GG977765
My Commission Expires: 4-12-2024

Affix Notary Seal]

LAURA MEYER
Notary Public - State of Florida
Commission # GG 977765
My Comm. Expires Apr 12, 2024

Prepared By and return to:
Tyson Waters, Esq.
Fox McCluskey Bush Robison, PLLC
3461 SE Willoughby Blvd.
Stuart, Florida 34994
File No. MA303S01

TRAFFIC SIGNAL AGREEMENT
(Signal Construction)

Attachments:
Exhibit A – Location Map
Exhibit B – Mattamy Roadway Facilities
Exhibit C – GFC Roadway Facilities

THIS TRAFFIC SIGNAL AGREEMENT ("Agreement") is made and entered into by and between MATTAMY PALM BEACH, LLC, a Delaware limited liability company ("MATTAMY"), Port St. Lucie Governmental Finance Corporation, a Florida not for profit corporation ("GFC"), and the CITY OF PORT ST. LUCIE, a Florida Municipal Corporation ("CITY"). MATTAMY, GFC, and CITY are each sometimes referred to as a "Party" and collectively as the "Parties."

RECITALS

WHEREAS, the CITY owns, operates, and maintains roadways, including traffic signals, within the City of Port St. Lucie ("Roadway System"); and

WHEREAS, Mattamy and GFC are owners of property within the Southern Grove Development of Regional Impact ("Southern Grove DRI"); and

WHEREAS, MATTAMY obtained approval of a Preliminary and Final Plat with Construction Plans for Telaro at Southern Grove Phase 2 and 3 (P21-244) on June 13, 2022, with conditions ("Telaro Plat Approval"); and

WHEREAS, the conditions of approval were as follows:

(1) Mattamy Homes Palm Beach, LLC shall draft and enter into an agreement that identifies (i) when traffic signals are needed for any connections to the Village Parkway and Becker Road corridors within the Southern Grove DRI boundaries and (ii) the mutually agreed upon proportionate financial obligation for relevant parties' for each traffic signal within the Southern Grove Boundary along with Village Parkway and Becker Road corridors; such agreement must be in a form approved by the City (the "Traffic Signal Agreement"). (2) The Traffic Signal Agreement shall be approved and fully executed within 270-days of Council Approval of this Resolution during which time permits for Phase 3 may be issued. (3) If the Traffic Signal Agreement is not executed and approved within the 270-

day timeframe, no additional permits will be issued for any portion of the Telaro Development.

WHEREAS, the Parties desire to enter into this Agreement to facilitate the conditions imposed upon MATTAMY in the Telaro Plat Approval; and

WHEREAS, the Parties desire to enter into this Agreement setting forth the mutual understandings and undertakings regarding responsibilities of the GFC, CITY and MATTAMY.

NOW THEREFORE, in consideration of ten dollars ($10.00), the foregoing premises, the undertakings and mutual agreements herein contained and assumed, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties hereby covenant and agree as follows:

1. Recitals: The foregoing recitations are true and correct and are incorporated herein by this reference.

2. Roadway Facility Project:

A. MATTAMY agrees, at MATTAMY's expense, to and shall design, construct, permit and install the necessary infrastructure, specifically the installation of traffic signals and other traffic control devices ("Mattamy Roadway Facilities") identified and set forth on **Exhibit "B"** in accordance with the Mattamy Design Plans (as defined below). MATTAMY shall commence construction of the Mattamy Roadway Facilities within twelve (12) months of a project or accumulation of projects reaching 75 projected peak hour left-turns on roads with 45 MPH or greater speed limits and 100 projected peak hour left-turns on roads with 40 MPH or lower speed limits ("Trigger Point"). *See* Signal Location and Cost Sharing Report for Southern Grove and Western Grove DRI Port St. Lucie, FL, prepared by MacKenzie Engineering & Planning, Inc. digitally signed on January 26, 2023, a copy of which is on file with the City and is incorporated herein by this reference ("Traffic Study").

B. GFC agrees, at GFC's expense, to and shall design, construct, permit, and install the necessary infrastructure, specifically the installation of traffic signals and other traffic control devices ("GFC Roadway Facilities") identified and set forth on **Exhibit "C"** in accordance with the GFC Design Plans (as defined below). GFC shall commence construction of the GFC Roadway Facilities within twelve (12) months of the Trigger Point. *See* Traffic Study.. Notwithstanding the preceding and Exhibit C hereto, GFC shall not design, construct, permit or install the Marshall Parkway & Village Parkway Intersection Signalization, but agrees to and shall reimburse MATTAMY for GFC's proportionate share (42.3%) of the costs for the design, construction, permitting and installation of the traffic signal for Marshall Parkway & Village Parkway intersection signalization identified on Exhibit "B" and included as one of the Mattamy Roadway Facilities.

C. CITY agrees to expedite the review and issuance of any City permits for the Mattamy Roadway Facilities and GFC Roadway Facilities, which CITY shall use all reasonable

efforts to have such reviews completed within thirty (30) days of receipt of an application for such permits.

3. Compliance with Applicable Laws, Codes and Regulations:

MATTAMY and GFC shall abide by and follow any and all rules and requirements of the regulatory agencies that have jurisdiction over the subject matter of this Agreement as well as all applicable federal and state laws, regulations, and CITY ordinances, as amended from time to time.

4. Construction and Design Plans:

A. MATTAMY shall furnish to CITY a complete set of design and construction drawings, plans, specifications, and other necessary engineering data ("Mattamy Design Plans") within six (6) months of notification from the City that it requires the Mattamy Design Plans. After commencement of construction as set forth in Section 2.B. above, if there is either: (i) a cessation of construction activity where there have been no documented inspections by CITY for a period of twelve (12) months; or (ii) an expiration of the associated permit(s), whichever occurs first, then CITY reserves the right to require the resubmittal of the Mattamy Design Plans and further payment of applicable review fees upon MATTAMY's resubmission of said documents for approval. Approval by the CITY of the Mattamy Design Plans for the construction of a Mattamy Roadway Facilities shall not act as a waiver of MATTAMY's responsibility to perform the design and construction of the Mattamy Roadway Facilities in accordance with all applicable state, county, federal or municipal laws, rules and regulations and such approval by the CITY shall not relieve MATTAMY of such obligations or impact the CITY's right to be indemnified for MATTAMY's or MATTAMY's contractor's negligence in performing those duties.

B. GFC shall furnish to CITY a complete set of design and construction drawings, plans, specifications, and other necessary engineering data ("GFC Design Plans") within 6 months of notification from the City that it requires the GFC Design Plans. After commencement of construction as set forth in Section 2.B. above, if there is either: (i) a cessation of construction activity where there have been no documented inspections by CITY for a period of twelve (12) months; or (ii) an expiration of the associated permit(s), whichever occurs first, then CITY reserves the right to require the resubmittal of the GFC Design Plans and further payment of applicable review fees upon GFC's resubmission of said documents for approval. Approval by the CITY of the GFC Design Plans for the construction of the GFC Roadway Facilities shall not act as a waiver of GFC's responsibility to perform the design and construction of the GFC Roadway Facilities accordance with all applicable state, county, federal or municipal laws, rules and regulations and such approval by the CITY shall not relieve GFC of such obligations or impact the CITY's right to be indemnified by GFC's contractor's negligence in performing those duties. The CITY acknowledges it will not be indemnified by GFC.

5. Completion of Roadway Facilities:

A. Final completion of the Mattamy Roadway Facilities shall be within eighteen (18) months of the Trigger Point. MATTAMY shall provide written notice to the CITY of its completion of construction of the Mattamy Roadway Facilities and within seven (7) business days

after delivery of such notice, the City shall make a final inspection to confirm that the Mattamy Roadway Facilities have been completed in substantial compliance with the Mattamy Design Plans and any applicable building code. Upon receipt of notice from the City that the Mattamy Roadway Facilities have passed the forgoing inspection, and at a mutually agreeable time thereafter, Mattamy shall deliver to the City (a) a signed Bill of Sale, in a form mutually acceptable to the Parties (the "Mattamy Bill of Sale") conveying the Mattamy Roadway Facilities to the City; (b) a signed assignment of warranties, in a form mutually acceptable to the Parties, assigning to the City the MATTAMY's rights and interest in and to all third party warranties pertaining to the Mattamy Roadway Facilities, to the extent assignable (the "Mattamy Assignment of Warranties"); and (c) MATTAMY shall have prepared by a Florida registered surveyor and mapper and furnish to the CITY, in both PDF and CAD formats, an as-built survey of the Mattamy Roadway Facilities as constructed in accordance with the standards and specifications of CITY ("Mattamy As-Builts"). Upon receipt and acceptance of the Mattamy Bill of Sale, Mattamy Assignment of Warranties, Mattamy As-Builts and all permits issued in connection with the Mattamy Roadway Facilities having been properly closed, the City shall deliver to MATTAMY written acceptance of the Mattamy Roadway Facilities ("Mattamy Certificate of Completion"). Upon issuance of the Mattamy Certificate of Completion, the City shall be solely responsible for all ongoing maintenance, repair, operation and replacement of the Mattamy Roadway Facilities and MATTAMY shall have no responsibility or obligation related to same.

For purposes of this Agreement, the "Final Completion" of construction of the Mattamy Roadway Facilities shall not be deemed to have occurred until such time as the City has issued the Mattamy Certificate of Completion (as defined above).

B. Final completion of the GFC Roadway Facilities shall be within eighteen (18) months of the Trigger Point. GFC shall provide written notice to the CITY of its completion of construction of the GFC Roadway Facilities and within seven (7) business days after delivery of such notice the City shall make a final inspection to confirm that the GFC Roadway Facilities have been completed in substantial compliance with the GFC Design Plans and any applicable building code. Upon receipt of notice from the City that the GFC Roadway Facilities have passed the forgoing inspection, and at a mutually agreeable time thereafter, Mattamy shall deliver to the City (a) a signed Bill of Sale, in a form mutually acceptable to the Parties (the "GFC Bill of Sale") conveying the GFC Roadway Facilities to the City; (b) a signed assignment of warranties, in a form mutually acceptable to the Parties, assigning to the City the GFC's rights and interest in and to all third party warranties pertaining to the GFC Roadway Facilities, to the extent assignable (the "GFC Assignment of Warranties"); and (c) GFC shall have prepared by a Florida registered surveyor and mapper and furnish to the CITY, in both PDF and CAD formats, an as-built survey of the Mattamy Roadway Facilities as constructed in accordance with the standards and specifications of CITY ("GFC As-Builts"). Upon receipt and acceptance of the GFC Bill of Sale, GFC Assignment of Warranties, GFC As-Builts, and all permits issued in connection with the GFC Roadway Facilities having been properly closed, the City shall deliver to GFC written acceptance of the GFC Roadway Facilities ("GFC Certificate of Completion"). Upon issuance of the Certificate of Completion, the City shall be solely responsible for all ongoing maintenance, repair, operation and replacement of the GFC Roadway Facilities and GFC shall have no responsibility or obligation related to same.

For purposes of this Agreement, the "Final Completion" of construction of the GFC Roadway Facilities shall not be deemed to have occurred until such time as the City has issued the GFC Certificate of Completion (as defined above).

6. Insurance:

Prior to the commencement of any work within the Mattamy Roadway Projects, MATTAMY must provide the CITY a certificate of insurance evidencing insurance coverage as required hereunder. GFC is an instrumentality of the City and thus is not required to provide insurance pursuant to this Agreement. All insurance policies shall be issued by companies authorized to do business under the laws of the State of Florida. MATTAMY is responsible for ensuring that all contractors or subcontractors performing work, on Mattamy's behalf, relating to this Agreement have policies of insurance reflecting the coverage set forth below, without the language when required by written contract:

A. Workers' Compensation Insurance & Employer's Liability: MATTAMY shall maintain Workers' Compensation Insurance & Employers' Liability in accordance with Chapter 440, Florida Statutes. Employers' Liability and must include limits of at least $100,000.00 each accident, $100,000.00 each disease/employee, $500,000.00 each disease/maximum. A Waiver of Subrogation endorsement shall be provided. Coverage shall apply on a primary basis.

B. Commercial General Liability Insurance: MATTAMY shall maintain Commercial General Liability insurance issued under an Occurrence form basis, including Contractual liability, to cover the hold harmless agreement set forth herein, with limits of not less than:

Each occurrence	$1,000,000
Personal/advertising injury	$1,000,000
Products/completed operations aggregate	$2,000,000
General aggregate	$2,000,000
Medical expense	$10,000 any 1 person

C. Additional Insured: An Additional Insured endorsement **must** be attached to the certificate of insurance and must include coverage for on-going and Completed Operations (should be ISO CG2037 & CG2010) under the General Liability policy. Products & Completed Operations coverage to be provided for a minimum of five (5) years from the date of completion of the work performed pursuant to this Agreement. Coverage is to be written on an occurrence form basis. Coverage shall apply on a primary and non-contributory basis. Defense costs are to be in addition to the limit of liability. A waiver of subrogation shall be provided in favor of the CITY. Coverage for the hazards of explosion, collapse, and underground property damage (XCU) must also be included when applicable to the work performed. No exclusion for bodily injury/property damage arising out of heat, smoke, fumes, or hostile fire shall apply. Contractual Liability is to be included. Coverage is to include a cross liability or severability of interests' provision as provided under the standard ISO form separation of insurers clause.

D. Certificate of Insurance. Except as to Workers' Compensation and Employers' Liability, said Certificate(s) and policies shall clearly state that coverage required by this

Agreement has been endorsed to include the City of Port St. Lucie, a Florida Municipal Corporation, its officers, agents, and employees as Additional Insured added to its Commercial General Liability policy. The name for the Additional Insured endorsement issued by the insurer shall read "**City of Port St. Lucie, a Florida Municipal Corporation, its officers, employees, and agents**". The Policies shall be specifically endorsed to provide thirty (30) day written notice to the CITY prior to any adverse changes, cancellation, or non-renewal of coverage thereunder. In the event that the statutory liability of the CITY is amended during the term of this Agreement to exceed the above limits, MATTAMY shall be required, upon receipt of thirty (30) days written notice by the CITY, to provide coverage at least equal to the amended statutory limit of liability of the CITY. In the event that MATTAMY is unable to obtain such coverage, MATTAMY shall have the right to terminate this Agreement in writing to the CITY. Copies of the Additional Insured endorsements including Completed Operations coverage shall be attached to the Certificate of Insurance.

E. Automobile Liability Insurance: MATTAMY shall maintain Business Automobile Liability at a limit of liability not less than $1,000,000.00 each accident covering any auto, owned, non-owned and hired automobiles. In the event, MATTAMY does not own any automobiles, the Business Auto Liability requirement shall be amended allowing MATTAMY to maintain only Hired & Non-Owned Auto Liability. This amended requirement may be satisfied by way of endorsement to the Commercial General Liability, or separate Business Auto Coverage form. Certificate holder must be listed as additional insured. A waiver of subrogation shall be provided. Coverage shall apply on a primary non-contributory basis.

F. Waiver of Subrogation: MATTAMY shall agree by entering into this Agreement to a Waiver of Subrogation for each policy MATTAMY is required to maintain under this Agreement. This Waiver of Subrogation requirement shall not apply to any policy where a condition to the policy specifically prohibits such an endorsement, or voids coverage should MATTAMY enter into such a Contract on a pre-loss basis.

G. Deductibles: All deductible amounts for policies MATTAMY is required to maintain under this Agreement shall be paid for and be the responsibility of MATTAMY for any and all claims under this Agreement.

It shall be the responsibility of MATTAMY to ensure that all independent contractors and/subcontractors working by, through, for or under MATTAMY on a Mattamy Roadway Facilities project comply with the same insurance requirements as listed herein, including Products & Completed Operations coverage for a minimum of five (5) years from the date of completion of the improvements built pursuant to this Agreement. It will be the responsibility of MATTAMY to obtain Certificates of Insurance from all contractors and subcontractors working by, through, for or under MATTAMY on a Mattamy Roadway Facilities project listing the CITY as an Additional Insured, without the language when required by written contract. If contractor, independent contractor, or subcontractor maintain higher limits than the minimums shown above, the CITY requires and shall be entitled to coverage for the higher limits maintained by contractor/independent contractor/subcontractor.

All insurance carriers must have an AM Best rating of at least A:VII or better.

Nothing in this Agreement shall be construed as a waiver of sovereign immunity by CITY whether by contract or under any law or regulation. Failure of MATTAMY to promptly provide the defense or indemnification required herein is a material breach of this Agreement which can result in immediate termination notwithstanding any other provision herein. CITY's liability in all instances shall be limited to the monetary limits set forth in s. 768.28, Florida Statutes.

7. Indemnification: MATTAMY shall hold harmless and indemnify CITY, its officers, agents, servants, and employees from and against any and all causes of action, demands, claims, losses, liabilities, or expenditures of any kind, including reasonable attorney fees, court costs, and expenses, caused or alleged to be caused by any intentional or negligent act or omission of MATTAMY, its employees, agents, servants, or officers, resulting from, or related in any way to MATTAMY's construction of the Mattamy Roadway Facilities, including, without limitation, any and all claims, losses, liabilities, expenditures, demands or causes of action of any nature whatsoever resulting from injuries or damages sustained by any person or property. The provisions and obligations of this section shall survive the expiration or earlier termination of this Agreement. Nothing in this paragraph shall be deemed to affect the rights, privileges and sovereign immunities of CITY as set forth in Section 768.28, Florida Statutes, or any other provision of law.

8. Qualified Contractor: MATTAMY and GFC shall each cause the work under this Agreement to be supervised and directed by a contractor licensed in the State of Florida, applying such skills and expertise as is necessary to perform the work in accordance with the applicable approved plans.

9. Repair and Damage of City Right of Way: MATTAMY shall repair any damage caused to the CITY right-of-way or other property, arising from MATTAMY's use of the CITY right-of-way or other property necessary to complete the Mattamy Roadway Facilities. GFC shall repair any damage caused to the GFC right-of-way or other property, arising from GFC's use of the CITY right-of-way or other property necessary to complete the GFC Roadway Facilities.

10. Default:

A. With respect to any event of default and/or breach under this Agreement ("Event of Default"), including, neither Party shall be deemed in default and/or breach unless:

i. the Party alleging such default and/or breach shall have provided written notice of the alleged default and/or breach to the other Party;

ii. the alleged defaulting and/or breaching Party shall have failed within a period of thirty (30) days after receipt of such notice to commence such action as is reasonably necessary to cure said default and/or breach and thereafter diligently pursue to cure such default within a reasonable time; and

iii. the alleging Party is in compliance with the provisions of this Agreement.

B. Subject to the right to cure set forth above, in the event of a default and/or breach

by:

i. Mattamy. If Mattamy defaults by failing to timely comply with any of its obligations under this Agreement the CITY may pursue the following (or both options): (a)withhold building permits on any property owned by Mattamy as of the date of this Agreement until such default is cured; (b) pursue all remedies in equity or law.

ii. GFC. If GFC defaults by failing to timely comply with any of its obligations under this Agreement the CITY may pursue the following (or both options): (a) withhold building permits on any property owned by GFC as of the date of this Agreement until such default is cured; (b) pursue all remedies in equity or law.

iii. City. If the CITY defaults under this Agreement, Mattamy and GFC's sole, and exclusive remedy is to seek specific performance for such obligation.

11. Force Majeure; Weather Days: The deadlines set forth herein, are subject to extensions by either Party for a Force Majeure Event (as herein defined). As used herein, a "Force Majeure Event" shall include governmental moratorium or unavailability of essential supplies or utilities (e.g., power or water) through no fault of the requesting Party, fire (including wildfires), explosion or similar casualty, sabotage, theft, vandalism, riot or civil commotion, pandemic, hurricane, tropical storm, tornado, or flooding. Any extension of any deadline set forth in this Agreement due to a Force Majeure Event shall be only for delay in performance that actually results from such Force Majeure Event. In the event that either Party claims a delay for a Force Majeure Event, the requesting Party shall make a claim for an extension in writing to the other Party within fifteen (15) business days after the occurrence of a Force Majeure Event for which such claim is being made. The claim shall clearly state the reason, provide a detailed explanation given as to why the event is a Force Majeure Event and provide sufficient documentation to support such claim. If no written objection to such claim for extension is received from the other Party within fifteen (15) business days from the date of the written extension request, such extension shall be deemed given. If a written objection is made, the Parties shall meet and confer within fifteen (15) business days to address their differences and may not take legal action prior to such conferral taking place.

Additionally, any date or deadline set forth in this Agreement may be delayed for inclement weather conditions, as set forth in the following sentence, based on the commercially reasonable concurrence of the CITY ("Weather Days"). The CITY will grant time extensions, on a day-to-day basis, for delays caused by the effects of rain or inclement weather conditions, related adverse soil conditions or suspensions of operations that prevent MATTAMY and/or GFC from constructing their applicable Roadway Facilities. If MATTAMY and/or GFC believes a Weather Day has occurred, MATTAMY and/or GFC may submit a request for time extension within ninety (90) days after the occurrence of the Weather Days, which, in the opinion of MATTAMY and/or GFC, warrants such an extension with reasons clearly stated and a detailed explanation given with sufficient documentation as to why the event is a Weather Day. If no written objection to such request for extension is received from the CITY within fifteen (15) business days from the date of the delivery by MATTAMY and/or GFC of the request, such extension shall be deemed given. If

a written objection is made by the CITY, the Parties shall meet and confer within fifteen (15) business days to address their differences and may not take legal action prior to such conferral taking place.

12. Notices: All notices or other communications hereunder shall be in writing and shall be deemed duly given if delivered in person (including by any over-night delivery service) or sent by certified mail, return receipt requested, and addressed as follows or to such other Party or address as may be designated by one Party to the other.

If to CITY:

City of Port St. Lucie
121 SW Port St. Lucie Boulevard
Port St. Lucie Florida 34984
Attention: City Manager

With copy to:

City of Port St. Lucie
121 SW Port St. Lucie Boulevard
Port St. Lucie Florida 34984
Attention: City Attorney

If to GFC:

Port St. Lucie Governmental
Finance Corporation
C/O City of Port St. Lucie
121 SW Port St. Lucie Boulevard
Port St. Lucie Florida 34984
Attention: Corporate Attorney

With copy to:

Port St. Lucie Governmental
Finance Corporation
C/O City of Port St. Lucie
121 SW Port St. Lucie Boulevard
Port St. Lucie Florida 34984
Attention: CEO

If to MATTAMY:

Mattamy Palm Beach, LLC
Attention: Dan Grosswald
1500 Gateway Blvd, Ste 212
Boynton Beach, Florida 33426

With copy to:

Fox McCluskey Bush Robison, PLLC
Attention: Tyson Waters, Esq.
3461 SE Willoughby Boulevard
Stuart, Florida 34994

and to:

Mattamy Palm Beach, LLC
Attention: Leslie C. Candes, Chief Legal Counsel – US
4901 Vineland Road, Suite 450
Orlando, Florida 32811

13. Indulgence Not Waiver: The indulgence of any Party with regard to any breach or failure to perform any provision of this Agreement shall not be deemed to constitute a waiver of the provision or any portion of this Agreement, either at the time of the breach or failure occurs, or at any time throughout the term of this Agreement.

14. Entire Agreement; Amendment: This Agreement constitutes the entire Agreement between

the Parties with respect to the subject matter of this Agreement and supersedes all prior oral or written agreements between the Parties. This Agreement may only be amended by written document executed by all Parties.

15. Interpretation; Venue: This Agreement shall be interpreted as a whole unit, and section headings are for convenience only. All interpretations shall be governed by the laws of the State of Florida. In the event it is necessary for any Party to initiate legal action regarding this Agreement, venue shall be in the Nineteenth Judicial Circuit, in and for St. Lucie County, Florida, for claims under state law, and in the Southern District of Florida for claims justiciable in federal court. TO ENCOURAGE PROMPT AND EQUITABLE RESOLUTION OF ANY LITIGATION, ALL PARTIES HEREBY WAIVES ITS RIGHTS TO A TRIAL BY JURY IN ANY LITIGATION RELATED TO THIS AGREEMENT. This clause shall survive the expiration or termination of this Agreement.

16. Time of the Essence: Time is of the essence with regard to this Agreement.

17. Counterparts: This Agreement may be executed in multiple counterparts, each of which individually shall be deemed an original, but when taken together shall be deemed to be one and the same Agreement.

18. Sovereign Immunity: Nothing in this Agreement shall be considered to increase or waive any limits of liability or waive any immunity afforded to the CITY or GFC by Florida Statutes, case law, or any other source of law.

19. Assignability: Except as otherwise permitted elsewhere in this Agreement, the rights and obligations of MATTAMY and GFC under this Agreement may not be assigned in whole or in part without the prior written consent of CITY, which consent shall not be unreasonably withheld, delayed or conditioned.

20. Invalid Provisions: In the event any term or provision of this Agreement is held illegal, unenforceable, or inoperative as a matter of law, the remaining terms and provisions will not be affected thereby but will be valid and remain in full force and effect to fullest extent possible. If any provision of this Agreement may be construed in two or more ways, one of which would render the provision invalid or otherwise voidable or unenforceable and another of which would render the provision valid and enforceable, such provision shall have the meaning which renders it valid and enforceable.

23. 713 Notice:

A. Under Florida Section 713.10, Florida Statutes, the interest of CITY in the property or the improvements therein, shall not be subject to liens for any improvements made by or on behalf of MATTAMY and it is specifically provided that neither MATTAMY nor any one claiming by, through or under MATTAMY, including, without limitation, contractors, subcontractors, materialmen, mechanics and/or laborers, shall have any right to file or place any mechanics' or materialmen's liens of any kind whatsoever upon the property or the improvements thereon; and any such liens are hereby specifically prohibited. All parties with whom MATTAMY

may deal are put on notice that MATTAMY has no power to subject CITY's interest to any mechanics' or materialmen's lien of any kind or character, and all such persons so dealing with MATTAMY must look solely to the MATTAMY and not to CITY's said interest or assets. MATTAMY shall provide written notice to each contractor, subcontractor, materialman, mechanic, and laborer performing work on the property of the foregoing.

B. Under Florida Section 713.10, Florida Statutes, the interest of CITY in the property or the improvements therein, shall not be subject to liens for any improvements made by or on behalf of GFC and it is specifically provided that neither GFC nor any one claiming by, through or under GFC, including, without limitation, contractors, subcontractors, materialmen, mechanics and/or laborers, shall have any right to file or place any mechanics' or materialmen's liens of any kind whatsoever upon the property or the improvements thereon; and any such liens are hereby specifically prohibited. All parties with whom GFC may deal are put on notice that GFC has no power to subject CITY's interest to any mechanics' or materialmen's lien of any kind or character, and all such persons so dealing with GFC must look solely to the GFC and not to CITY's said interest or assets. GFC shall provide written notice to each contractor, subcontractor, materialman, mechanic, and laborer performing work on the property of the foregoing.

24. Authority to Sign: Each individual signing this Agreement directly and expressly warrants that such individual has been given and received and accepted authority to sign and execute the documents on behalf of the Party for whom it is indicated such individual has signed, and further has been expressly given and received and accepted authority to enter into a binding agreement on behalf of such Party with respect to the matters concerned herein and stated herein.

25. Further Assurances: In addition to the acts and deeds recited herein and contemplated to be performed, executed and/or delivered by all Parties, all Parties agree to execute and deliver, but without any obligation to incur any additional liability, responsibility, charge or expense, such additional documentation as may be reasonably necessary to consummate the transactions contemplated hereby.

26. Waiver of Consequential Damages: Notwithstanding anything contained in this Agreement to the contrary, each Party hereby waives the right to pursue the other Party, and such other Party shall not be liable, for any special, indirect, consequential, incidental, or punitive damages, including, but not limited to, lost profits, arising out of or in connection with this Agreement.

[*Signatures and acknowledgments appear on the following page(s)*]

IN WITNESS WHEREOF, the Parties have hereunto set their hands and seals as of the day and year first above written.

CITY:

CITY OF PORT ST. LUCIE, FLORIDA, a Florida municipal corporation

Attest:

By: _____
Shannon Martin, Mayor

For _____,
Sally Walsh, City Clerk
(Seal)

Approved as to form and correctness:

_____
James Stokes, City Attorney

GFC:

PORT ST. LUCIE GOVERNMENTAL FINANCE CORPORATION, a Florida Not For Profit Corporation

Attest:

By: _____
Shannon M. Martin, President

For _____,
Sally Walsh, Secretary/Treasurer

Approved as to form and correctness:

_____
James Stokes, Corporation Attorney

(Remainder of page intentionally left blank)

Witnesses:

Print Name: Antonio Balestrieri

Print Name: Tyson Watkins

MATTAMY:

Mattamy Palm Beach, LLC, a Delaware limited liability company

By: _____

Print Name: Anthony V Palumbo

Its: Authorized Signatory

STATE OF FLORIDA
COUNTY OF St. Lucie

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 14th day of February, 2023, by Anthony Palumbo, as Vice President of Mattamy Palm Beach, LLC, a Delaware limited liability company, on behalf of the company.

[Notary Seal]

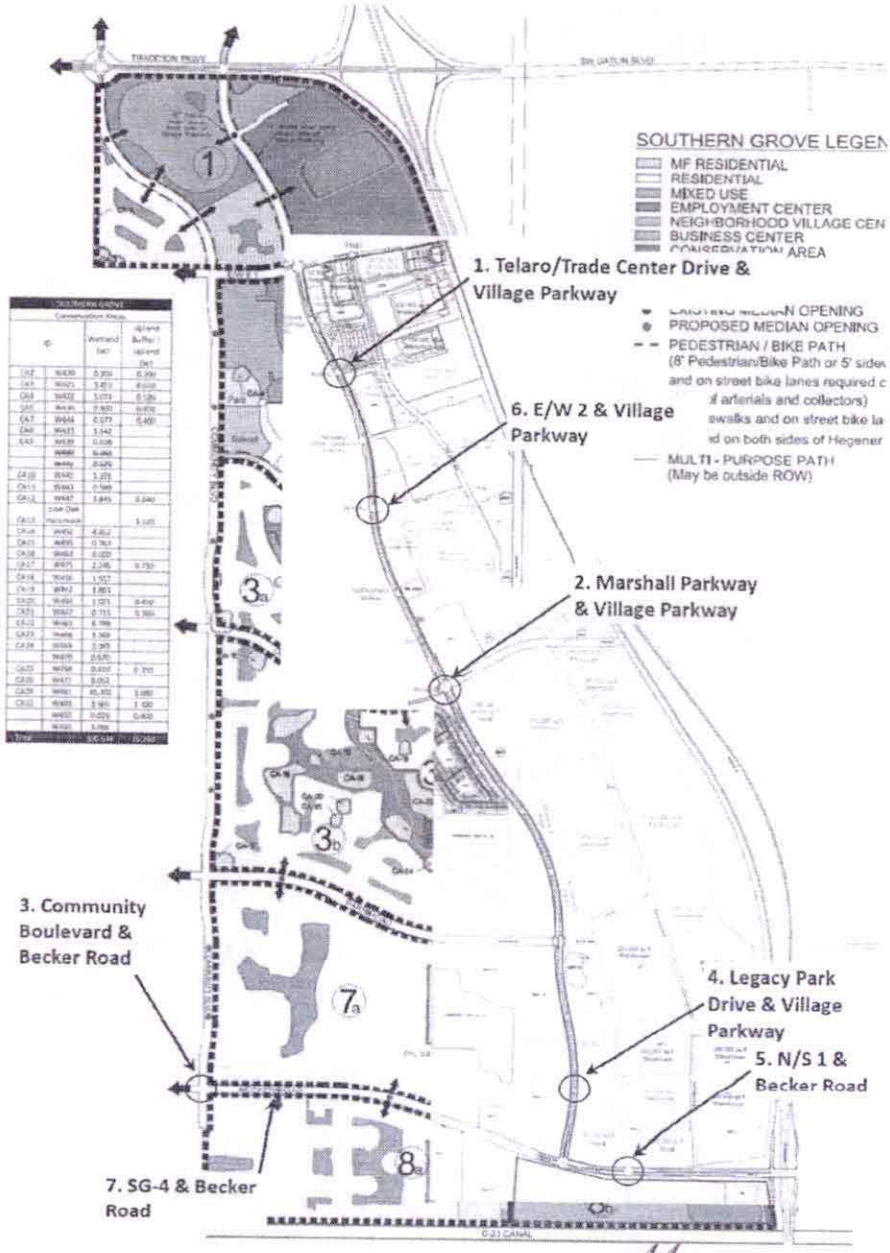
Notary Public State of Florida
Rachel L Anderer Rivera
My Commission HH 058052
Expires 10/28/2024

_____

Notary Public-State of Florida
Print Name: Rachel L. Anderer Rivera
My commission expires: 10/28/2024

* * *

Exhibit "A"
Location Map



MacKenzie
Engineering & Planning, Inc.

Exhibit "B"
Mattamy Roadway Facilities / Construction Plans

- Telaro Northern Entrance / Trade Center Drive & Village Parkway Intersection Signalization
- Marshall Parkway & Village Parkway Intersection Signalization
- Becker Road & Community Boulevard Intersection Signalization
- Southern Grove 4 & Becker Road Intersection Signalization
- Legacy Park Drive and Village Parkway Intersection Signalization

Exhibit "C"
GFC Roadway Facilities

- N/S 1 & Becker Road (Legacy Park PUD North-south road) Signalization
- E/W 2 & Village Parkway Signalization
- Hegener (FKA Paar) Drive and Village Parkway

Fusion Planning & Zoning Public Works Utility Engineering  Bridget Kean

Planning / Applications / P#: P23-107

Legal Request

Application | Comments | Submittals | Inspections | Meetings | Allowed Users | BlueBeam | History | Fees | Conditions | Files | Reports

UE Application Save

Project Name:
Southern Grove-MPUD - SG-8 (Parcels 8A/8B)

Management/Property Information | Reviewers

Management

Project Type: * PUD REZONING

Status: P&Z MEETING SCHED...

Approved Date:

Project Number: * P23-107

Amended Number:

Utility File Number : 5432

Building Type : Select...

Primary Email Address: kvelinsky@lucidodesign.com

Describe Request:
On behalf of Amherst Acquisitions, we respectfully submit this MPUD application package. The site is located on the NW corner of the Becker Road and Village Parkway intersection. Access into the site is provided from 3 locations on Village Parkway to the east and 2 locations from Becker Road to the south with future access points to the North. The proposed MPUD includes various mixed-uses including a

Check this if Exempt from Public Records Request: ☐

Property Information

Address: Village Pkwy and Becker Rd

Project Site Location: NW corner of SW Village Pkwy

City Section: Kenley

Block: SouthernGrove

Lot: Tr. "B-1" & "C-1"

Legal Description:
KENLEY (PB 104-16) TRACT B-1 (20.000 ACRES – 871,200 SF)
KENLEY (PB 104-16) TRACT C-1 (21.353 ACRES – 930-136 SF)

+

Parcel Number
4327-702-0016-000-6
4327-702-0015-000-9

Current Land Use: NEW COMMUNITY DEVELOPMENT

Current Zoning: SLC AG-5

Proposed Zoning: MPUD - MASTER PLANNED UNIT DEVELOP...

Utility Provider: CITY OF PORT ST. LUCIE

Acreage: 41.35

Administrative:

Architectural Elevations:

Agent/Applicant | Property Owners | Authorized Signatory of Corporation | Project Architect/Engineer

Agent First Name: Kevin

Agent Last Name: Velinsky

Agent Business Name: Lucido & Associate

Agent Phone: (772) 220-2100

Agent Address: 701 SE Ocean Blvd

Agent City: Stuart

Agent State: FLORIDA

Agent Zip: 34994

Agent Email: kvelinsky@lucidodesig

Save

© 2024 Port St. Lucie I.T.

lucido&associates

June 21, 2023 **VIA DIGITAL DELIVERY**

Planning and Zoning Department
City of Port Saint Lucie
121 SW Port St. Lucie Blvd.
Port St. Lucie, FL 34984

Re: SOUTHERN GROVE 8 (PARCEL 8A/8B) - MPUD Application

On behalf of Amherst Acquisitions, we respectfully submit this MPUD application package. The site is located on the NW corner of the Becker Road and Village Parkway intersection. Access into the site is provided from 3 locations on Village Parkway to the east and 2 locations from Becker Road to the south with future access points to the North. The proposed MPUD includes various mixed-uses including a home improvement warehouse, a gas station with 8 pumps and a coffee shop with drive thru, and associated parking and access. The remainder of the site it allocated to future outparcel A, B, C, and D that are being set aside for future development.

Please find attached the following items in support of the application:

- Cover Letter
- Owner's Authorization
- Property Ownership Card/ Tax Verification
- Southern Grove MPUD
- SG-8 Plat (pg. 14 & pg. 15)
- Traffic Analysis

Should you have any questions or need additional information, please feel free to contact me directly.

Sincerely,

Derrick E Phillips Jr
Project Manager

Lucido & Associates 701 East Ocean Boulevard Stuart, Florida 34994
tel: 772.220.2100 fax: 772.223.0220 web: www.lucidodesign.com

Mattamy Homes USA • Southeast Florida
2500 Quantum Lakes Drive, Suite 215
Boynton Beach, FL 33426
T 561-413-6100

June 6, 2023

Planning & Zoning Department
City of Port St. Lucie
121 S.W. Port St. Lucie Boulevard, Building B
Port St. Lucie, FL 34984-5099

Re: Owner's Authorization – Southern Grove-8A & B
City of Port Saint Lucie

To Whom It May Concern:

As owner of the property referenced above, please consider this correspondence as formal authorization for LUCIDO & ASSOCIATES to represent MATTAMY PALM BEACH, LLC as an applicant during the governmental review process for the above noted project.

Thank you for your attention to this matter.

Sincerely,

Anthony Palumbo, Vice President of Land Acquisition and Entitlements

AMHERST ACQUISITIONS, LLC
c/o PEBB Enterprises
7900 Glades Road, Suite 600
Boca Raton, Florida 33434

June 7, 2023

Ms. Teresa Lamar-Sarno, Director of Planning & Zoning
City of Port St. Lucie
121 SW Port St. Lucie Blvd.
Port St. Lucie, FL 34984

RE: SG3 Commercial Parcel 'Shoppes at the Heart' ("the Property") – OWNER'S AUTHORIZATION

Dear Ms. Lamar-Sarno:

As the contract purchaser of the Property, please consider this correspondence as formal authorization for Lucido & Associates, to represent AMHERST ACQUISITIONS, LLC during the governmental review of the development application.

Thank you for your attention to this matter.

Sincerely,

By: _____
Ian Weiner, Authorized Person

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 7th day of June, 2023, by Ian Weiner, as Authorized Person of Amherst Acquisitions, LLC. He [X] is personally known to me or [ ] has produced _____ as identification.

_____
Kim Nizer Mareira

(NOTARY SEAL)

KIMBERLY NIZER MAREIRA
Notary Public - State of Florida
Commission # HH 115588
My Comm. Expires May 25, 2025
Bonded through National Notary Assn.

Notary Public State of Florida
My Commission Expires: HH115588

MEMORANDUM

TO: Bridget Kean, Deputy Director, Planning & Zoning

FROM: Diana Spriggs, P.E. – Regulatory Division Director, Public Works *D.S.*

DATE: February 23, 2024

SUBJECT: P23-107 Southern Grove 8 MPUD
Traffic Generation, Stacking & Circulation Approval

This application and Traffic Report prepared by Kimley-Horn & Associates, Inc. received January 3, 2024 has been reviewed by the Public Works Department.

The current Traffic Analysis provided for the Commercial portion of the MPUD includes the anticipated trips per the ITE Trip Generation Manual, 11th edition based on assumptions of land use. The assumptions include a 110,241 SF home improvement store, 6, 119 SF gas station with 16 fueling pumps, 2,526 SF coffee shop with drive thru, 7,000 SF restaurant with drive-thru, 7,500 SF of medical clinic, and 5,000 SF day care facility. This amounts to over 1,000 PM Peak Hour trips divided over 5 driveways with varying levels of accessibility. The maximum number of residential units within the MPUD will be 560 dwelling units. This will increase the PM Peak Hour trips as well.

Currently there is a Traffic Signal Agreement with Mattamy for the traffic signal to be located at Village Parkway and Legacy Park Drive. The agreement will be triggered as part of this MPUD which will require the signal design within 6 months, construction to begin within 12 months and construction to be complete within 18 months of this approval.

Public Works would like to recommend a condition of approval to amend the Southern Grove 8 MPUD document to also include:

1. An updated traffic analysis to include the entire MPUD must be approved by the Public Works Department prior to the adoption hearing at City Council.
2. The traffic signal at the intersection of Southwest Village Parkway and Legacy Park Drive must be constructed and completed as follows:
    a. Construction shall commence within 12 months of the MPUD's approval by City Council.

b. Certification of signal shall be completed within 18 months of the MPUD's approval by City Council.
c. No further building permits will be issued within this MPUD if the above conditions are not met.

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4454611 OR BOOK 4153 PAGE 1012, Recorded 07/05/2018 12:22:55 PM Doc Tax: $0.70

When Recorded Mail to:

First American Title Insurance Company
Attn: Michelle M. De Armas
13450 West Sunrise Boulevard, Suite 300
Sunrise, Florida 33323

Prepared By:

Barry E. Somerstein, Esq.
Greenspoon Marder LLP
200 East Broward Boulevard, Suite 1800
Fort Lauderdale, FL 33301

Parcel ID:

SPACE ABOVE THIS LINE FOR PROCESSING DATA | SPACE ABOVE THIS LINE FOR RECORDING DATA

QUIT CLAIM DEED

This QUIT CLAIM DEED made and executed the 29th day of June, 2018, by **TRADITION DEVELOPMENT COMPANY, LLC** and **TRADITION LAND COMPANY, LLC**, as their respective interests may appear, having an address of 4333 Edgewood Road, N.E., Cedar Rapids, Iowa 52499 ("Grantor") to **MATTAMY PALM BEACH LLC**, a Delaware limited liability company, whose address is 1500 Gateway Boulevard, Suite 212, Boynton Beach, Florida 33426 ("Grantee"):

Witnesseth: That Grantor, for and in consideration of the sum of $10.00 and other valuable considerations, receipt whereof is hereby acknowledged, has granted, sold, and quitclaimed unto the Grantee all the right, title, interest, claim and demand which the Grantor has in and to the following described real property located in St. Lucie County, Florida ("Real Property") as follows:

See **Exhibit "A"** attached hereto and made a part hereof.

To Have and to Hold, the same together with all and singular appurtenances thereunto belonging or pertaining, and all of the estate, right, title, interest and claim whatsoever of the Grantor's, either in law or in equity, to the only proper use, benefit and behoof of the Grantee and Grantee's assigns forever.

[SPACE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, GRANTOR signed and sealed this deed on the 29th day of June, 2018.

Signed, sealed and delivered
In the presence of:

TRADITION DEVELOPMENT COMPANY, LLC, a Florida limited liability company

Kelly Rene Rea
Signature
Printed Name Kelly Rene Rea

By: PSL ACQUISTIONS OPERATING, LLC,
its manager
By: David C. Feltman, Manager

Wade D. R
Signature
Printed Name WADE DE REMER

STATE OF FLORIDA)
) SS:
COUNTY OF Pinellas)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by David C. Feltman, the manager of **PSL ACQUISITIONS OPERATING, LLC**, manager of **TRADITION DEVELOPMENT COMPANY, LLC**, freely and voluntarily under authority duly vested in him by said corporation. He is personally known to me or has produced _____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 21st day of June, 2018.

KELLY RENE REA
MY COMMISSION # FF 204147
EXPIRES: March 22, 2019
Bonded Thru Notary Public Underwriters

Kelly Rene Rea
Notary Public, State of Florida at Large, typed, printed or stamped name of Notary Public

My Commission Expires: 3/22/19

35188720.4
33451.0019

TRADITION LAND COMPANY, LLC, an Iowa limited liability company

By: _____
Printed Name: David C. Feltman
Title: ~~Manager~~ President

Signature Kelly Rene Rea
Printed Name Kelly Rene Rea

Signature
Printed Name WADE DE REMER

STATE OF FLORIDA)
) SS:
COUNTY OF Pinellas)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by David C. Feltman, the ~~Manager~~ President of TRADITION LAND COMPANY, LLC, freely and voluntarily under authority duly vested in him by said corporation. He is personally known to me or has produced _____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 25th day of June, 2018.

KELLY RENE REA
MY COMMISSION # FF 204147
EXPIRES: March 22, 2019
Bonded Thru Notary Public Underwriters

Kelly Rene Rea
Notary Public, State of Florida at Large, typed, printed or stamped name of Notary Public

My Commission Expires: 3/22/19

35188720.4
33451.0019

EXHIBIT "A"
Legal Description

LEGAL DESCRIPTION

EXHIBIT "A"

All right title and interest of TRADITION LAND COMPANY, LLC, in and to any real property described as an Open Space Tract, Conservation Tract, Wetland Tract, or Water Management Tract within the TRADITION DEVELOPMENT OF REGIONAL IMPACT as described in City of Port St. Lucie Resolution 16-R25, as recorded in Official Records Book 3864, Pages 1840 through 1881, Public Records of St. Lucie County, Florida.

All right title and interest of TRADITION LAND COMPANY, LLC, in and to any real property described as an Open Space Tract, Conservation Tract, Wetland Tract, or Water Management Tract located in the SOUTHERN GROVE DEVELOPMENT OF REGIONAL IMPACT as described in City of Port St. Lucie Resolution 19-R95, as recorded in Official Records Book 3826, Pages 2235 through 2291, Public Records of St. Lucie County, Florida.

All right title and interest of TRADITION LAND COMPANY, LLC, HORIZONS ACQUISITION 5, LLC, HORIZONS ST. LUCIE DEVELOPMENT, LLC, TRADITION DEVELOPMENT COMPANY, LLC, TRADITION OUTLET, LLC, in and to any real property described as an Open Space Tract, Conservation Tract, Wetland Tract, or Water Management Tract within the TRADITION DEVELOPMENT OF REGIONAL IMPACT as described in City of Port St. Lucie Resolution 16-R25, as recorded in Official Records Book 3864, Pages 1840 through 1881, Public Records of St. Lucie County, Florida.

Together with;

Southern Grove Tracts west of Village Parkway
Parcel Number 4322-600-0002-000-7 CT7
Parcel Number 4322-600-0014-000-4 BT7
Parcel Number 4322-600-0003-000-4 CT8
Parcel Number 4322-600-0015-000-1 BT8
Parcel Number 4322-600-0004-000-1 CT9
Parcel Number 4322-600-0016-000-8 BT9
Parcel Number 4322-600-0005-000-8 CT10
Parcel Number 4322-600-0017-000-5 BT10
Parcel Number 4322-600-0006-000-5 CT11
Parcel Number 4322-600-0018-000-2 BT11
Parcel Number 4322-600-0007-000-2 CT14
Parcel Number 4322-600-0008-000-9 BT14
Parcel Number 4322-600-0008-000-9 CT15
Parcel Number 4322-600-0009-000-6 CT16
Parcel Number 4322-600-0010-000-6 CT16A
Parcel Number 4322-600-0011-000-3 CT16B
Parcel Number 4322-600-0012-000-0 CT17
Parcel Number 4322-600-0013-000-7 CT18
Parcel Number 4322-600-0001-000-0 WMT1

Conservation Tracts 7, 8, 9, 10, 11, Buffer Maintenance Tracts adjacent to Conservation Tracts 7, 8, 9, 10, 11, Conservation Tracts 14, 15, 16, 16a, 16b, 17, 18, and Water Management Tract No. 1, of SOUTHERN GROVE PLAT NO. 13, according to the plat thereof as recorded in Plat Book 74, Pages 10 through 19, Public Records of St. Lucie County, Florida

Together with;

Village Pointe Right of Way - Retail right of way west of Village Parkway
Parcel Number 4315-601-0009-000-7

Tract 4 of SOUTHERN GROVE PLAT NO. 11 according to the plat thereof, as recorded in Plat Book 70, Pages 15 through 21, Public Records of St. Lucie County, Florida

Sheet 1 of 19

CULPEPPER & TERPENING, INC
CONSULTING ENGINEERS | LAND SURVEYORS
2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
151 SW FLAGLER AVENUE • STUART, FLORIDA 34994
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
STATE OF FLORIDA CERTIFICATION No. LB 4286

Tradition Land Company LLC Mattamy	
QUIT CLAIM	
DATE: 6/18/2018	DRAWN GLM
SCALE: N/A	JOB No. *18-039*

Together with;

Crosstown Lake Parcel
Parcel Number 3334-701-0002-000-1

Parcel 1, according to, Tradition Plat No. 33; as recorded in Plat Book 62, Pages 3 & 4, of the public records, of St. Lucie County, Florida

Together with;

Crosstown Tracts
Parcel Number 3333-800-0006-000-0
Parcel Number 3333-800-0005-000-3

Tracts 2&3, according to, Tradition Plat No. 32; as recorded in Plat Book 62, Pages 5 through 9, of the public records, of St. Lucie County, Florida.

Together with;

Northern BCanal
Parcel Number 3333-800-0003-000-9

W.M.T - 1, according to, Tradition Plat No. 32; as recorded in Plat Book 62, Pages 5 through 9, of the public records, of St. Lucie County, Florida.

Together with;

Peacock Canal
Parcel Number 4304-111-0000-000-6 Partial
Parcel Number 3333-444-0001-000-3
Parcel Number 3334-332-0002-000-9

THE FOLLOWING DESCRIBED LAND:
(EASTERLY PORTION OF THE OL PEACOCK CANAL PARCEL)

A PARCEL OF LAND LYING IN SECTION 4, TOWNSHIP 37 SOUTH, RANGE 39 EAST, AND SECTION 33, TOWNSHIP 36 SOUTH, RANGE 39 EAST, ST LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 34, TOWNSHIP 36 SOUTH, RANGE 39 EAST; THENCE, ALONG THE SOUTH LINE OF SAID SECTION 34, N89°59'07"E, A DISTANCE OF 1753.27 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT CANAL C-24 AS SHOWN ON THE RIGHT-OF-WAY MAP FOR SAID CANAL C-24, CHECKED DATED 11/25/58 AND REVISED 2/23/59; THENCE, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY, N43°08'38"W, A DISTANCE OF 930.58 FEET TO THE SOUTHERLY TOP OF BANK OF THE O.L. PEACOCK CANAL AS DESCRIBED IN OFFICIAL RECORDS BOOK 1648 AT PAGE 2879, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE, ALONG SAID SOUTHERLY TOP OF BANK, THE FOLLOWING COURSES AND DISTANCES: S74°10'48"W, A DISTANCE OF 94.58 FEET; THENCE, N86°38'08"W, A DISTANCE OF 35.06 FEET; THENCE, N66°19'43"W, A DISTANCE OF 64.07 FEET; THENCE, S87°50'24"W, A DISTANCE OF 54.60 FEET; THENCE, S83°00'08"W, A DISTANCE OF 59.12 FEET; THENCE, N78°18'57"W, A DISTANCE OF 30.48 FEET; THENCE, N90°00'00"W, A DISTANCE OF 48.38 FEET; THENCE, S79°59'48"W, A DISTANCE OF 53.31 FEET; THENCE, S56°57'27"W, A DISTANCE OF 77.37 FEET; THENCE, S67°41'26"W, A DISTANCE OF 105.71 FEET; THENCE, S59°17'38"W, A DISTANCE OF 82.61 FEET; THENCE, S60°00'08"W, A DISTANCE OF 137.88 FEET; THENCE, S57°14'18"W, A DISTANCE OF 89.36 FEET; THENCE, S57°06'29"W, A DISTANCE OF 104.21 FEET; THENCE, S65°54'31"W, A DISTANCE OF 85.70 FEET; THENCE, S54°44'14"W, A DISTANCE OF 49.18 FEET; THENCE, S14°45'59"E, A DISTANCE OF 25.17 FEET; THENCE, S00°03'39"W, A DISTANCE OF 10.98 FEET; THENCE, N84°14'39"W, A DISTANCE OF 22.50 FEET; THENCE, S12°12'51"W, A DISTANCE OF 32.90 FEET; THENCE, S72°57'48"W, A DISTANCE OF 30.03 FEET TO A POINT ON THE EASTERLY BOUNDARY OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 1178, PAGE 2311, PUBLIC RECORDS, ST. LUCIE COUNTY, FLORIDA; THENCE, N00°35'12"E ALONG SAID EASTERLY BOUNDARY, A DISTANCE OF 37.99 FEET;

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Tradition Land Company LLC Mattamy	
QUIT CLAIM	
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SCALE: N/A	JOB No. 18-039

THENCE ALONG THE NORTHERLY BOUNDARY OF THE AFORESAID LANDS THE FOLLOWING COURSES AND DISTANCES: S66°21'07"W, A DISTANCE OF 557.84 FEET; THENCE, S56°25'29"W, A DISTANCE OF 121.35 FEET; THENCE, S70°5426"W, A DISTANCE OF 143.67 FEET; THENCE, S85°53'58"W, A DISTANCE OF 132.02 FEET; THENCE, S54°34'18"W, A DISTANCE OF 298.73 FEET; THENCE, S33°56'01"W, A DISTANCE OF 30.15 FEET; THENCE, S56°01'38"W, A DISTANCE OF 31.64 FEET; THENCE, N50°55'52"W, A DISTANCE OF 7.43 FEET; THENCE, S73°43'15"W, A DISTANCE OF 14.12 FEET; THENCE, S59°06'39"W, A DISTANCE OF 424.13 FEET; THENCE, S65°11'40"W, A DISTANCE OF 178.59 FEET; THENCE, S76°04'00"W A DISTANCE OF 1244.50 FEET; THENCE S74°04'46"W A DISTANCE OF 1709.22 FEET TO A POINT, CALLED POINT "A" FOR THIS DESCRIPTION, LOCATED THE FOLLOWING TWO COURSES AND DISTANCES FROM THE NORTHWEST CORNER OF LOT 375, TRADITION PLAT 28, RECORDED IN PLAT BOOK 45 AT PAGES 24 THROUGH 38 PUBLIC RECORDS OF ST, LUCIE COUNTY, FLORIDA; 1) THENCE N74°03'19"E ALONG THE NORTHERLY BOUNDS OF SAID LOT 375 AND CONTINUING ALONG THE NORTHERLY BOUNDS OF WATER MANAGEMENT TRACT 1 AS SHOWN ON SAID TRADITION PLAT NO. 28, A DISTANCE OF 182.96 FEET TO A POINT LOCATED S74°03'19"W A DISTANCE OF 50.00 FEET FROM THE CENTERLINE OF A 20' WIDE WATER MANAGEMENT EASEMENT SHOWN ON THE ABOVE MENTIONED TRADITION PLAT 28; 2) THENCE N15°45'29"W ALONG A LINE PARALLEL TO AND 50 FEET DISTANT WESTERLY FROM SAID CENTERLINE, A DISTANCE OF 62.54 FEET TO THE ABOVE DESCRIBED POINT "A"; THENCE N15°45'29"W A DISTANCE OF 56.92 FEET TO A POINT ON THE NORTHERLY BOUNDS OF O.L. PEACOCK CANAL PARCEL REFERRED TO ABOVE; THENCE RUN ALONG SAID NORTHERLY BOUNDS THE FOLLOWING COURSES AND DISTANCES; THENCE, N74°00'26'E, A DISTANCE OF 890.51 FEET TO THE SOUTHWESTERLY CORNER OF THOSE LANDS KNOWN AS THE PEACOCK CEMETERY PARCEL; THENCE, ALONG THE BOUNDARY OF SAID CEMETERY PARCEL THE FOLLOWING COURSES AND DISTANCES: N74°54'36"E, A DISTANCE OF 1079.51 FEET; THENCE, N76°11'52'E, A DISTANCE OF 819.19 FEET; THENCE, N62°44'35"E, A DISTANCE OF 967.89 FEET; THENCE, N43°58'20"E, A DISTANCE OF 57.59 FEET TO THE SOUTHWEST CORNER OF THOSE LANDS KNOWN AS GROVE 2 AS RECORDED IN OFFICIAL RECORD BOOK 477, PAGE 560, PUBLIC RECORDS, ST. LUCIE COUNTY, FLORIDA; THENCE, ALONG THE SOUTHERLY BOUNDARY OF SAID GROVE 2 THE FOLLOWING COURSES: N70°42'47'E, A DISTANCE OF 440.51 FEET; THENCE, N65°05'51'E, A DISTANCE OF 762.00 FEET TO THE SOUTHWESTERLY CORNER OF TRACT 2,GROVE 2 AS RECORDED IN OFFICIAL RECORD BOOK 823, PAGE 1743, PUBLIC RECORDS, ST LUCIE COUNTY, FLORIDA; THENCE, ALONG THE SCUTHERLY BOUNDARY OF SAID TRACT 2, GROVE 2. THE FOLLOWING COURSES AND DISTANCES: N60°24'31"E, A DISTANCE OF 793.61 FEET; THENCE, S89°08'58"E, A DISTANCE OF 318.77 FEET TO THE AFORESAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT CANAL C-24; THENCE, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, S43°08'54"E, A DISTANCE OF 120.39 FEET TO THE POINT OF BECINNINC. CONTAININC 9.44 ACRES OF LAND, MORE OR LESS.

Parcel ID: 4304-124-0001-000-3

TOGETHER WITH:

A PARCEL OF LAND LYING IN SECTION 4, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST LUCIE COUNTY, FLORIDA AND BEING A PORTION OF THE LANDS DESCRIBED BY DEED RECORDED IN OFFICIAL RECORDS BOOK 1745 AT PAGE 1819, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHWEST CORNER OF LOT 375 AS SHOWN ON TRADITION PLAT NO. 28 AS RECORDED IN PLAT BOOK 45 AT PAGES 24 THROUGH 38, PUBLIC RECORDS OF ST, LUCIE COUNTY, FLORIDA AND RUNNING THENCE N74°03'19"E ALONG THE NORTHERLY BOUNDS OF SAID LOT 375 AND CONTINUING ALONG THE NORTHERLY BOUNDS OF WATER MANAGEMENT TRACT 1 AS SHOWN ON SAID TRADITION PLAT NO. 28, A DISTANCE OF 182.96 FEET TO A POINT LOCATED S74°03'19"W A DISTANCE OF 50.00 FEET FROM THE CENTERLINE OF A 20' WIDE WATER MANAGEMENT EASEMENT SHOWN ON THE ABOVE MENTIONED TRADITION PLAT 28, THENCE N15°45'29"W ALONG A LINE PARALLEL TO AND 50 FEET DISTANT WESTERLY FROM SAID CENTERLINE, A DISTANCE OF 29.52 FEET TO A POINT ON THE NORTHERLY BOUNDS OF SAID TRADITION PLAT 28 AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE N74°14'30"E ALONG SAID NORTHERLY BOUNDS A DISTANCE OF 1709.22 FEET; THENCE N76°04'00"E A DISTANCE OF 272.64 FEET TO A POINT ON THE WESTERLY BOUNDS OF OPEN SPACE TRACT NO. 1 AS SHOWN ON THE PLAT OF TRADITION PLAT NO. 32, RECORDED IN PLAT BOOK 62 AT PAGE 5, PUBLIC RECORDS OF SAID ST LUCIE COUNTY, FLORIDA; THENCE N13°56'00"W, ALONG SAID BOUNDS, A DISTANCE OF 33.00 FEET TO A POINT ON THE SOUTHERLY BOUNDS OF THE O.L. PEACOCK CANAL PARCEL REFERRED TO ABOVE; THENCE ALONG SAID BOUNDS THE FOLLOWING TWO COURSES AND DISTANCES; 1) THENCE S76°04'00"W A DISTANCE OF 273.17 FEET; 2) THENCE S 74°14'31"W A DISTANCE OF 1709.22 FEET; THENCE 15°45'29"W A DISTANCE OF 33.03 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.50 ACRES OF LAND, MORE OR LESS.

Together with;

PARCEL ID: 4304-124-0001-000-3

A PARCEL OF LAND LYING IN SECTION 4, TOWNSHIP 37 SOUTH, RANGE 39 EAST, AND SECTION 33, TOWNSHIP 36 SOUTH, RANGE 39 EAST, ST LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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STATE OF FLORIDA CERTIFICATION No. LB 4286

Tradition Land Company LLC Mattamy	
QUIT CLAIM	
DATE: 6/18/2018	DRAWN GLM
SCALE: N/A	JOB No. *18-039*

BEGINNING AT THE NORTHEAST CORNER OF TRADITION PLAT NO. 32 AS RECORDED IN PLAT BOOK 62 AT PAGE 5, PUBLIC RECORDS OF ST LUCIE COUNTY, FLORIDA AND RUNNING THENCE ALONG THE NORTHERLY BOUNDS OF SAID PLAT THE FOLLOWING 9 COURSES AND DISTANCES; 1) THENCE SOUTHWESTERLY ALONG A CURVE TO THE LEFT OF RADIUS 1638.69 FEET, CENTRAL ANGLE 15°12'07", AN ARC DISTANCE OF 434.78 FEET TO A POINT OF TANGENCY LOCATED SOUTH 70°52'22" WEST A DISTANCE OF 433.51 FEET FROM THE POINT LAST ABOVE DESCRIBED; 2) THENCE SOUTH 63°16'18" WEST A DISTANCE OF 438.47 FEET TO A POINT; 3) THENCE NORTH 71°43'42" WEST A DISTANCE OF 27.07 FEET TO A POINT; 4) THENCE NORTH 26°43'42" WEST A DISTANCE OF 18.86 FEET TO A POINT; 5) THENCE SOUTH 63°16'18" WEST A DISTANCE OF 120.00 FEET TO A POINT; 6) THENCE SOUTH 26°43'42" EAST A DISTANCE OF 18.86 FEET TO A POINT; 7) THENCE SOUTH 18°16'18" WEST A DISTANCE OF 27.07 FEET TO A POINT; 8) THENCE SOUTH 63°16'18" WEST A DISTANCE OF 700.88 FEET TO A POINT OF CURVATURE; 9) THENCE WESTERLY ALONG A CURVE TO THE RIGHT OF RADIUS 1315.11 FEET, CENTRAL ANGLE 6°23'30", AN ARC DISTANCE OF 146.71 FEET TO A POINT OF NON RADIAL INTERSECTION WITH THE SOUTHERLY LINE OF THE O.L. PEACOCK CANAL PARCEL RECORDED IN OFFICIAL RECORD BOOK 1648, PAGE 2879, PUBLIC RECORDS, ST LUCIE COUNTY, FLORIDA, WHICH POINT IS LOCATED SOUTH 66°28'04" WEST A DISTANCE OF 146.63 FEET FROM THE POINT LAST ABOVE DESCRIBED; THENCE DEPARTING THE BOUNDS OF SAID PLAT AND RUNNING ALONG THE SOUTHERLY BOUNDS OF THIS LAST MENTIONED CONVEYANCE THE FOLLOWING 11 COURSES AND DISTANCES; 1) THENCE NORTH 65 DEGREES 11 MINUTES 40 SECONDS EAST, A DISTANCE OF 170.04 FEET; 2) THENCE NORTH 59 DEGREES 06 MINUTES 39 SECONDS EAST. A DISTANCE OF 424.13 FEET; 3) THENCE NORTH 73 DEGREES 43 MINUTES 15 SECONDS EAST, A DISTANCE OF 14.12 FEET; 4) THENCE SOUTH 50 DEGREES 55 MINUTES 52 SECONDS EAST. A DISTANCE OF 7.43 FEET; 5) THENCE NORTH 56 DEGREES 01 MINUTES 38 SECONDS EAST. A DISTANCE OF 31.64 FEET; 6) THENCE NORTH 33 DEGREES 56 MINUTES 01 SECONDS EAST, A DISTANCE OF 30.15 FEET; 7) THENCE NORTH 54 DEGREES 34 MINUTES 18 SECONDS EAST. A DISTANCE OF 298.73 FEET; 8) THENCE NORTH 85 DEGREES 53 MINUTES 58 SECONDS EAST. A DISTANCE OF 132.02 FEET; 9) THENCE NORTH 70 DEGREES 54 MINUTES 26 SECONDS EAST. A DISTANCE OF 143.67 FEET; 10) THENCE NORTH 56 DEGREES 25 MINUTES 29 SECONDS EAST. A DISTANCE OF 121.35 FEET; 11) THENCE NORTH 66 DEGREES 21 MINUTES 07 SECONDS EAST A DISTANCE OF 557.84 FEET TO A POINT ON THE EAST LINE OF SECTION 33, TOWNSHIP 37 SOUTH, RANGE 39 EAST; THENCE SOUTH 00 DEGREES 35 MINUTES 12 SECONDS EAST ALONG SAID SECTION LINE A DISTANCE OF 67.31 FEET TO THE POINT OF BEGINNING. CONTAINING 1.33 ACRES, MORE OR LESS.

TOGETHER WITH:

PARCEL ID: 4304-124-0001-000-3

A PARCEL OF LAND LYING IN SECTION 4, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF TRADITION PLAT NO. 32 AS RECORDED IN PLAT BOOK 62 AT PAGE 5, PUBLIC RECORDS OF ST LUCIE COUNTY, FLORIDA AND RUNNING THENCE ALONG THE NORTHERLY BOUNDS OF SAID PLAT THE FOLLOWING 11 COURSES AND DISTANCES; 1) THENCE SOUTHWESTERLY ALONG A CURVE TO THE LEFT OF RADIUS 1638.69 FEET, CENTRAL ANGLE 15°12'07", AN ARC DISTANCE OF 434.78 FEET TO A POINT OF TANGENCY LOCATED SOUTH 70°52'22" WEST A DISTANCE OF 433.51 FEET FROM THE POINT LAST ABOVE DESCRIBED; 2) THENCE SOUTH 63°16'18" WEST A DISTANCE OF 438.47 FEET TO A POINT; 3) THENCE NORTH 71°43'42" WEST A DISTANCE OF 27.07 FEET TO A POINT; 4) THENCE NORTH 26°43'42" WEST A DISTANCE OF 18.86 FEET TO A POINT; 5) THENCE SOUTH 63°16'18" WEST A DISTANCE OF 120.00 FEET TO A POINT; 6) THENCE SOUTH 26°43'42" EAST A DISTANCE OF 18.86 FEET TO A POINT; 7) THENCE SOUTH 18°16'18" WEST A DISTANCE OF 27.07 FEET TO A POINT; 8) THENCE SOUTH 63°16'18" WEST A DISTANCE OF 700.88 FEET TO A POINT OF CURVATURE; 9) THENCE WESTERLY ALONG A CURVE TO THE RIGHT OF RADIUS 1315.11 FEET, CENTRAL ANGLE 6°23'30", AN ARC DISTANCE OF 146.71 FEET TO A POINT OF NON RADIAL INTERSECTION WITH THE SOUTHERLY LINE OF THE O.L. PEACOCK CANAL PARCEL RECORDED IN OFFICIAL RECORD BOOK 1648, PAGE 2879, PUBLIC RECORDS, ST LUCIE COUNTY, FLORIDA, WHICH POINT IS LOCATED SOUTH 66°28'04" WEST A DISTANCE OF 146.63 FEET FROM THE POINT LAST ABOVE DESCRIBED; 10) THENCE SOUTH 65 DEGREES 11 MINUTES 48 SECONDS WEST A DISTANCE OF 8.55 FEET TO A POINT; 11) THENCE SOUTH 76 DEGREES 03 MINUTES 51 SECONDS WEST A DISTANCE OF 6.77 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING WESTERLY ALONG NORTHERLY BOUNDS OF SAID TRADITION PLAT 32 ALONG A CURVE TO THE RIGHT CONTAINING THE FOLLOWING ELEMENTS; RADIUS 1315.00 FEET, CENTRAL ANGLE 11°28'18", ARC LENGTH 263.29 FEET, CHORD BEARING S76°03'51"W, A CHORD DISTANCE OF 262.85 FEET TO A POINT ON THE SOUTHERLY BOUNDS OF THE O.L. PEACOCK CANAL PARCEL REFERRED TO ABOVE; THENCE NORTH 76 DEGREES 03 MINUTES 51 SECONDS EAST, DEPARTING THE BOUNDS OF SAID PLAT AND RUNNING ALONG SAID BOUNDS OF THE O.L. PEACOCK CANAL PARCEL, A DISTANCE OF 262.85 FEET TO THE POINT OF BEGINNING. CONTAINING 0.026 ACRE OF LAND, MORE OR LESS.

THE TWO PARCELS DESCRIBED ABOVE HAVE A COMBINED AREA OF 1.356 ACRES, MORE OR LESS.

Together with;

CONSERVATION TRACT NO. 76 PARCEL ID ; 4308-312-0001-000-2

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STATE OF FLORIDA CERTIFICATION No. LB 4286

Tradition Land Company LLC Mattamy	
QUIT CLAIM	
DATE: 6/18/2018	DRAWN GLM
SCALE: N/A	JOB No. *18-039*

A PARCEL OF LAND LYING IN SECTION 8, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE PLAT OF TRADITION PLAT NO. 16 AS RECORDED IN PLAT BOOK 44, PAGES 12, 12A THROUGH 12J, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 00°06'55" WEST AS A BASIS OF BEARINGS ALONG THE WEST LINE OF SAID TRADITION PLAT NO. 16, A DISTANCE OF 2489.94 FEET TO THE SOUTHWEST CORNER OF SAID TRADITION PLAT NO. 16; THENCE SOUTH 83°47'23" WEST, DEPARTING SAID WEST LINE, A DISTANCE OF 924.08 FEET; THENCE SOUTH 18°32'38" WEST, A DISTANCE OF 53.26 FEET; THENCE SOUTH 26°27'22" EAST, A DISTANCE OF 35.36 FEET; THENCE SOUTH 18°32'38"WEST, A DISTANCE OF 400.72 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 590.92 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 06°54'10", AN ARC DISTANCE OF 71.19 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A LINE (THE RADIUS POINT OF SAID CURVE BEARS SOUTH 78°21'31" EAST FROM THIS POINT); THENCE NORTH 71°19'33" WEST ALONG SAID NON RADIAL LINE, A DISTANCE OF 42.21 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY LINE OF CONSERVATION TRACT 3 AS DESCRIBED IN DEED OF CONSERVATION EASEMENT, RECORDED IN OFFICIAL RECORDS BOOK 1485, PAGE 708, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA; THENCE TRAVERSING SAID EASTERLY LINE BY THE FOLLOWING THREE (3) COURSES;

1. NORTH 11°24'07" EAST, A DISTANCE OF 156.51 FEET;
2. NORTH 14°02'38" WEST, A DISTANCE OF 439.20 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 200.00 FEET;
3. NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 65°11'30", AN ARC DISTANCE OF 227.56 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A LINE (THE RADIUS POINT OF SAID CURVE BEARS SOUTH 10°45'52" WEST FROM THIS POINT); THENCE NORTH 33°22'40" EAST ALONG SAID NON RADIAL LINE, DEPARTING SAID EASTERLY LINE, A DISTANCE OF 96.50 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 1595.00 FEET (THE RADIUS POINT OF SAID CURVE BEARS NORTH 36°59'43" EAST FROM THIS POINT); THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 39°45'50", AN ARC DISTANCE OF 1106.94 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A LINE (THE RADIUS POINT OF SAID CURVE BEARS NORTH 76°45'33" EAST FROM THIS POINT); THENCE SOUTH 79°56'57" WEST ALONG SAID NON RADIAL LINE, A DISTANCE OF 394.35 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY LINE OF SAID CONSERVATION TRACT 3; THENCE TRAVERSING SAID NORTHERLY LINE BY THE FOLLOWING TWO (2) COURSES;

1. SOUTH 80°50'18" WEST, A DISTANCE OF 311.82 FEET;
2. SOUTH 67°14'46" WEST, A DISTANCE OF 363.33 FEET;

THENCE NORTH 58°01'15" WEST DEPARTING SAID NORTHERLY LINE, A DISTANCE OF 60.94 FEET; THENCE NORTH 76°45'58" WEST, A DISTANCE OF 32.93 FEET; THENCE NORTH 83°49'59" WEST, A DISTANCE OF 32.61 FEET; THENCE SOUTH 86°56'06" WEST, A DISTANCE OF 47.36 FEET; THENCE SOUTH 79°45'14" WEST, A DISTANCE OF 78.71 FEET; THENCE SOUTH 67°58'26" WEST, A DISTANCE OF 76.12 FEET; THENCE SOUTH 55°08'19" WEST, A DISTANCE OF 39.86 FEET; THENCE SOUTH 29°38'11" WEST, A DISTANCE OF 56.90 FEET; THENCE SOUTH 04°58'20" WEST, A DISTANCE OF 32.40 FEET; THENCE SOUTH 34°18'02" EAST, A DISTANCE OF 57.12 FEET; THENCE SOUTH 64°04'09" EAST, A DISTANCE OF 36.99 FEET; THENCE SOUTH 55°58'12" EAST, A DISTANCE OF 41.35 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY LINE OF SAID CONSERVATION TRACT 3; THENCE TRAVERSING SAID WESTERLY AND NORTHERLY LINE BY THE FOLLOWING THREE (3) COURSES;

1. SOUTH 25°42'03" WEST, A DISTANCE OF 708.70 FEET;
2. NORTH 90°00'00" WEST, A DISTANCE OF 479.11 FEET;
3. SOUTH 31°45'23" WEST, A DISTANCE OF 287.98 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF THAT 200.00 FOOT FLORIDA POWER & LIGHT COMPANY EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 767, PAGE 2676, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA;

THENCE TRAVERSING SAID WESTERLY LINE BY THE FOLLOWING FOUR (4) COURSES;

1. NORTH 00°08'18" EAST, A DISTANCE OF 317.26 FEET;
2. NORTH 00°41'50" EAST, A DISTANCE OF 182.32 FEET;
3. CONTINUE NORTH 00°41'50" EAST, A DISTANCE OF 2067.50 FEET;
4. CONTINUE NORTH 00°41'50" EAST, A DISTANCE OF 1177.95 FEET;

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Tradition Land Company LLC Mattamy	
QUIT CLAIM	
DATE: 6/18/2018	DRAWN GLM
SCALE: N/A	JOB No. 18-039

THENCE SOUTH 70°06'36" EAST DEPARTING SAID WESTERLY LINE; A DISTANCE OF 211.77 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID 200.00 FOOT FLORIDA POWER & LIGHT COMPANY EASEMENT; THENCE SOUTH 00°41'50" WEST ALONG SAID EAST LINE, A DISTANCE OF 398.23 FEET; THENCE SOUTH 89°18'10" EAST, DEPARTING SAID EAST LINE, A DISTANCE OF 296.19 FEET; THENCE NORTH 00°41'50" EAST, A DISTANCE OF 294.40 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 6880.00 FEET (THE RADIUS POINT OF SAID CURVE BEARS SOUTH 20°41'46" WEST FROM THIS POINT); THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°32'45", AN ARC DISTANCE OF 425.78 FEET TO A POINT OF TANGENCY; THENCE SOUTH 65°45'29" EAST, A DISTANCE OF 320.53 FEET; THENCE SOUTH 19°53'24" WEST, A DISTANCE OF 5.46 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAYING A RADIUS OF 58.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 51°21'28", AN ARC DISTANCE OF 51.99 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAYING A RADIUS OF 130.00 FEET; THENCE SOUTHEASTERLY, EASTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 92°52'15", AN ARC DISTANCE OF 210.72 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 58.00 FEET; THENCE NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 51°58'20", AN ARC DISTANCE OF 52.61 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 1465.00 FEET; THENCE SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 14°27'44", AN ARC DISTANCE OF 369.79 FEET TO THE BEGINNING OF A NON RADIAL LINE; THENCE SOUTH 15°36'58" EAST ALONG SAID LINE A DISTANCE OF 388.79 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 65°16'22" EAST, A DISTANCE OF 136.07 FEET; THENCE SOUTH 02°47'34" WEST, A DISTANCE OF 310.37 FEET; THENCE NORTH 83°30'02" WEST, A DISTANCE OF 143.24 FEET; THENCE NORTH 27°49'27" WEST, A DISTANCE OF 58.50 FEET; THENCE NORTH 61°45'01" WEST, A DISTANCE OF 90.81 FEET; THENCE NORTH 63°46'41" WEST, A DISTANCE OF 112.20 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 116.10 FEET; THENCE NORTH 69°31'11" EAST, A DISTANCE OF 258.12 FEET TO THE POINT OF BEGINNING. CONTAINING 2.16 ACRES OF LAND, MORE OR LESS.

Together with;

CONSERVATION TRACT NO. 77 PARCEL ID: 4307-411-0001-000-3

BEING A PARCEL OF LAND LYING IN SECTIONS 7 AND 8, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE PLAT OF TRADITION PLAT NO. 16 AS RECORDED IN PLAT BOOK 44, PAGES 12, 12A THRU 12J, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 00°06'55" WEST AS A BASIS OF BEARINGS ALONG THE WEST LINE OF SAID TRADITION PLAT NO. 16, A DISTANCE OF 2489.94 FEET TO THE SOUTHWEST CORNER OF SAID TRADITION PLAT NO. 16; THENCE SOUTH 83°47'23" WEST, DEPARTING SAID WEST LINE, A DISTANCE OF 924.08 FEET; THENCE SOUTH 18°32'38" WEST, A DISTANCE OF 53.26 FEET; THENCE SOUTH 26°27'22" EAST, A DISTANCE OF 35.36 FEET; THENCE SOUTH 18°32'38"WEST, A DISTANCE OF 400.72 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 590.92 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°54'10", AN ARC DISTANCE OF 71.19 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A LINE (THE RADIUS POINT OF SAID CURVE BEARS SOUTH 78°21'31" EAST FROM THIS POINT); THENCE NORTH 71°19'33" WEST ALONG SAID NON RADIAL LINE, A DISTANCE OF 42.21 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY LINE OF CONSERVATION TRACT 3 AS DESCRIBED IN DEED OF CONSERVATION EASEMENT, RECORDED IN OFFICIAL RECORDS BOOK 1485, PAGE 708, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA; THENCE TRAVERSING SAID EASTERLY LINE BY THE FOLLOWING THREE (3) COURSES;

1. NORTH 11°24'07" EAST, A DISTANCE OF 156.51 FEET;
2. NORTH 14°02'38" WEST, A DISTANCE OF 439.20 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 200.00 FEET;
3. NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 65°11'30", AN ARC DISTANCE OF 227.56 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A LINE (THE RADIUS POINT OF SAID CURVE BEARS SOUTH 10°45'52" WEST FROM THIS POINT);

THENCE NORTH 33°22'40" EAST ALONG SAID NON RADIAL LINE, DEPARTING SAID EASTERLY LINE, A DISTANCE OF 96.50 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 1595.00 FEET (THE RADIUS POINT OF SAID CURVE BEARS NORTH 36°59'43" EAST FROM THIS POINT);

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SCALE: N/A	JOB No. *18-039*

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 39°45'50", AN ARC DISTANCE OF 1106.94 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A LINE (THE RADIUS POINT OF SAID CURVE BEARS NORTH 76°45'33" EAST FROM THIS POINT); THENCE SOUTH 79°56'57" WEST ALONG SAID NON RADIAL LINE, A DISTANCE OF 394.35 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY LINE OF SAID CONSERVATION TRACT 3; THENCE TRAVERSING SAID NORTHERLY LINE BY THE FOLLOWING TWO (2) COURSES;

1. SOUTH 80°50'18" WEST, A DISTANCE OF 311.82 FEET;
2. SOUTH 67°14'46" WEST, A DISTANCE OF 363.33 FEET;

THENCE NORTH 58°01'15" WEST DEPARTING SAID NORTHERLY LINE, A DISTANCE OF 60.94 FEET; THENCE NORTH 76°45'58" WEST, A DISTANCE OF 32.93 FEET; THENCE NORTH 83°49'59" WEST, A DISTANCE OF 32.61 FEET; THENCE SOUTH 86°56'06" WEST, A DISTANCE OF 47.36 FEET; THENCE SOUTH 79°45'14" WEST, A DISTANCE OF 78.71 FEET; THENCE SOUTH 67°58'26" WEST, A DISTANCE OF 76.12 FEET; THENCE SOUTH 55°08'19" WEST, A DISTANCE OF 39.86 FEET; THENCE SOUTH 29°38'11" WEST, A DISTANCE OF 56.90 FEET; THENCE SOUTH 04°58'20" WEST, A DISTANCE OF 32.40 FEET; THENCE SOUTH 34°18'02" EAST, A DISTANCE OF 57.12 FEET; THENCE SOUTH 64°04'09" EAST, A DISTANCE OF 36.99 FEET; THENCE SOUTH 55°58'12" EAST, A DISTANCE OF 41.35 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY LINE OF SAID CONSERVATION TRACT 3; THENCE TRAVERSING SAID WESTERLY AND NORTHERLY LINE BY THE FOLLOWING THREE (3) COURSES;

1. SOUTH 25°42'03" WEST, A DISTANCE OF 708.40 FEET;
2. NORTH 90°00'00" WEST, A DISTANCE OF 479.11 FEET;
3. SOUTH 31°45'23" WEST, A DISTANCE OF 287.98 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF THAT 200.00 FOOT FLORIDA POWER & LIGHT COMPANY EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 767, PAGE 2676, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA;

THENCE TRAVERSING SAID WESTERLY LINE BY THE FOLLOWING THREE (3) COURSES;

1. NORTH 00°08'18" EAST, A DISTANCE OF 317.26 FEET;
2. NORTH 00°41'50" EAST, A DISTANCE OF 182.32 FEET;
3. CONTINUE NORTH 00°41'50" EAST, A DISTANCE OF 2067.50 FEET;

THENCE SOUTH 84°51'05" EAST, A DISTANCE OF 219.28 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 30°00'49" EAST, A DISTANCE OF 186.58 FEET; THENCE SOUTH 44°20'21" EAST, A DISTANCE OF 111.17 FEET; THENCE SOUTH 56°03'36" EAST, A DISTANCE OF 185.32 FEET; THENCE SOUTH 12°42'26" EAST, A DISTANCE OF 139.52 FEET; THENCE SOUTH 79°33'59" WEST, A DISTANCE OF 168.62 FEET; THENCE NORTH 51°37'58" WEST, A DISTANCE OF 198.62 FEET; THENCE NORTH 72°28'59" WEST, A DISTANCE OF 112.04 FEET; THENCE NORTH 25°27'48" WEST, A DISTANCE OF 1.65 FEET; THENCE SOUTH 87°29'36" WEST, A DISTANCE OF 144.76 FEET; THENCE NORTH 03°53'12" WEST, A DISTANCE OF 59.30 FEET TO A POINT OF INTERSECTION WITH SAID WESTERLY LINE OF THAT 200.00 FOOT FLORIDA POWER & LIGHT COMPANY EASEMENT; THENCE NORTH 00°41'50" EAST, ALONG SAID WESTERLY LINE, A DISTANCE OF 271.05 FEET; THENCE NORTH 82°30'06" EAST DEPARTING SAID WESTERLY LINE, A DISTANCE OF 220.88 FEET TO THE POINT OF BEGINNING. CONTAINING 3.68 ACRES OF LAND, MORE OF LESS.

Together with;

CONSERVATION TRACT NO. 80 PARCEL ID: 4307-444-0001-000-5

BEING A PARCEL OF LAND LYING IN SECTION 7, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE PLAT OF TRADITION PLAT NO. 16 AS RECORDED IN PLAT BOOK 44, PAGES 12, 12A THRU 12J, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 00°06'55" WEST AS A BASIS OF BEARINGS ALONG THE WEST LINE OF SAID TRADITION PLAT NO. 16, A DISTANCE OF 2489.94 FEET TO THE SOUTHWEST CORNER OF SAID TRADITION PLAT NO. 16; THENCE SOUTH 83°47'23" WEST, DEPARTING SAID WEST LINE, A DISTANCE OF 924.08 FEET; THENCE SOUTH 18°32'38" WEST, A DISTANCE OF 53.26 FEET;

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THENCE SOUTH 26°27'22" EAST, A DISTANCE OF 35.36 FEET; THENCE SOUTH 18°32'38"WEST, A DISTANCE OF 400.72 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAYING A RADIUS OF 590.92 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°54'10", AN ARC DISTANCE OF 71.19 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A LINE (THE RADIUS POINT OF SAID CURVE BEARS SOUTH 78°21'31" EAST FROM THIS POINT); THENCE NORTH 71°19'33" WEST ALONG SAID NON RADIAL LINE, A DISTANCE OF 42.21 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY LINE OF CONSERVATION TRACT 3 AS DESCRIBED IN DEED OF CONSERVATION EASEMENT, RECORDED IN OFFICIAL RECORDS BOOK 1485, PAGE 708, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA; THENCE TRAVERSING SAID EASTERLY LINE BY THE FOLLOWING THREE (3) COURSES;

1. NORTH 11°24'07" EAST, A DISTANCE OF 156.51 FEET;
2. NORTH 14°02'38" WEST, A DISTANCE OF 439.20 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 200.00 FEET;
3. NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 65°11'30", AN ARC DISTANCE OF 227.56 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A LINE (THE RADIUS POINT OF SAID CURVE BEARS SOUTH 10°45'52" WEST FROM THIS POINT);

THENCE NORTH 33°22'40" EAST ALONG SAID NON RADIAL LINE, DEPARTING SAID EASTERLY LINE, A DISTANCE OF 96.50 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 1595.00 FEET (THE RADIUS POINT OF SAID CURVE BEARS NORTH 36°59'43" EAST FROM THIS POINT); THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 39°45'50", AN ARC DISTANCE OF 1106.94 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A LINE (THE RADIUS POINT OF SAID CURVE BEARS NORTH 76°45'33" EAST FROM THIS POINT); THENCE SOUTH 79°56'57" WEST ALONG SAID NON RADIAL LINE, A DISTANCE OF 394.35 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY LINE OF SAID CONSERVATION TRACT 3; THENCE TRAVERSING SAID NORTHERLY LINE BY THE FOLLOWING TWO (2) COURSES;

1. SOUTH 80°50'18" WEST, A DISTANCE OF 311.82 FEET;
2. SOUTH 67°14'46" WEST, A DISTANCE OF 363.33 FEET;

THENCE NORTH 58°01'15" WEST DEPARTING SAID NORTHERLY LINE, A DISTANCE OF 60.94 FEET; THENCE NORTH 76°45'58" WEST, A DISTANCE OF 32.93 FEET; THENCE NORTH 83°49'59" WEST, A DISTANCE OF 32.61 FEET; THENCE SOUTH 86°56'06" WEST, A DISTANCE OF 47.36 FEET; THENCE SOUTH 79°45'14" WEST, A DISTANCE OF 78.71 FEET; THENCE SOUTH 67°58'26" WEST, A DISTANCE OF 76.12 FEET; THENCE SOUTH 55°08'19" WEST, A DISTANCE OF 39.86 FEET; THENCE SOUTH 29°38'11" WEST, A DISTANCE OF 56.90 FEET; THENCE SOUTH 04°58'20" WEST, A DISTANCE OF 32.40 FEET; THENCE SOUTH 34°18'02" EAST, A DISTANCE OF 57.12 FEET; THENCE SOUTH 64°04'09" EAST, A DISTANCE OF 36.99 FEET; THENCE SOUTH 55°58'12" EAST, A DISTANCE OF 41.35 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY LINE OF SAID CONSERVATION TRACT 3; THENCE TRAVERSING SAID WESTERLY AND NORTHERLY LINE BY THE FOLLOWING THREE (3) COURSES;

1. SOUTH 25°42'03" WEST, A DISTANCE OF 708.40 FEET;
2. NORTH 90°00'00" WEST, A DISTANCE OF 479.11 FEET;
3. SOUTH 31°45'23" WEST, A DISTANCE OF 287.98 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF THAT 200.00 FOOT FLORIDA POWER & LIGHT COMPANY EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 767, PAGE 2676, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA;

THENCE TRAVERSING SAID WESTERLY LINE BY THE FOLLOWING TWO (2) COURSES;

1. NORTH 00°08'18" EAST, A DISTANCE OF 317.26 FEET;
2. NORTH 00°41'50" EAST, A DISTANCE OF 182.32 FEET

THENCE SOUTH 89°18'10" EAST, A DISTANCE OF 11.43 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°21'43" WEST, A DISTANCE OF 182.19 FEET; THENCE NORTH 82°43'10" EAST, A DISTANCE OF 179.94 FEET; THENCE SOUTH 06°46'24" EAST, A DISTANCE OF 281.68 FEET; THENCE NORTH 70°27'37" WEST, A DISTANCE OF 223.43 FEET TO THE POINT OF BEGINNING. CONTAINING 1.02 ACRES, MORE OR LESS.

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Tradition Land Company LLC Mattamy	
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DATE: 6/18/2018	DRAWN GLM
SCALE: N/A	JOB No. *18-039*

Together with;

CONSERVATION TRACT 1

A PARCEL OF LAND LYING IN SECTION 17, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE POINT OF BEGINNING OF CONSERVATION TRACT 1, AS DESCRIBED BY DEED RECORDED IN IN OFFICIAL RECORDS BOOK 1485 AT PAGE 708, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; RUNNING THENCE ALONG THE SOUTHERLY, WESTERLY, NORTHERLY AND EASTERLY BOUNDS OF SAID CONSERVATION TRACT 1 THE FOLLOWING 17 COURSES AND DISTANCES; 1) NORTH 89°50'39" WEST, A DISTANCE OF 1370.06 FEET TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL; 2) THENCE NORTH 49°21'19" WEST, DEPARTING THE AFORESAID SOUTHERLY BOUNDS, BEING ALSO THE NORTHERLY LINE OF A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO METROPOLITAN LIFE INSURANCE COMPANY, RECORDED IN OFFICIAL RECORDS BOOK 477 AT PAGES 560 THROUGH 566, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA, A DISTANCE OF 380.65 FEET; 3) THENCE NORTH 32°55'06" WEST, A DISTANCE OF 1128.20 FEET; 4) THENCE NORTH 01°51'59" WEST, A DISTANCE OF 146.75 FEET; 5) THENCE NORTH 18°11'57" EAST, A DISTANCE OF 269.91 FEET; 6) THENCE NORTH 72°37'52" EAST, A DISTANCE OF 842.29 FEET; 7) THENCE SOUTH 81°51'17" EAST, A DISTANCE OF 219.32 FEET; 8) THENCE SOUTH 60°18'28" EAST, A DISTANCE OF 256.66 FEET; 9) THENCE SOUTH 50°43'10" EAST, A DISTANCE OF 506.72 FEET; 10) THENCE NORTH 35°37'43" EAST, A DISTANCE OF 696.32 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 165.00 FEET AND A CENTRAL ANGLE OF 179°19'39"; 11) THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 516.43 FEET TO THE CURVES END; 12) THENCE SOUTH 34°57'21" WEST, A DISTANCE OF 520.57 FEET; 13) THENCE SOUTH 54°00'59" WEST, A DISTANCE OF 148.44 FEET; 14) THENCE SOUTH 11°14'16" WEST, A DISTANCE OF 517.94 FEET; 15) THENCE SOUTH 44°00'02" EAST, A DISTANCE OF 365.37 FEET; 16) THENCE SOUTH 20°28'22" EAST, A DISTANCE OF 365.30 FEET; 17) THENCE SOUTH 08°49'46" EAST, A DISTANCE OF 124.09 FEET TO THE AFORESAID NORTHERLY LINE OF THE PARCEL DESCRIBED IN THE SPECIAL WARRANTY DEED TO METROPOLITAN LIFE INSURANCE COMPANY BY DEED REFERRED TO ABOVE AND THE POINT OF BEGINNING. CONTAINING 71.31 ACRES OF LAND, MORE OR LESS.

Together with;

CONSERVATION TRACT 2

A PARCEL OF LAND LYING IN SECTION 17 AND 18, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE POINT OF BEGINNING OF CONSERVATION TRACT 2, AS DESCRIBED BY DEED RECORDED IN IN OFFICIAL RECORDS BOOK 1485 AT PAGE 708, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE ALONG THE EASTERLY, NORTHERLY AND WESTERLY LINE OF SAID CONSERVATION TRACT 2 THE FOLLOWING 24 COURSES AND DISTANCES; 1) THENCE NORTH 16°14'32" EAST, A DISTANCE OF 312.22 FEET; 2) THENCE NORTH 60°39'52" EAST, A DISTANCE OF 69.34 FEET; 3) THENCE NORTH 70°31'49" EAST, A DISTANCE OF 130.24 FEET; 4) THENCE NORTH 46°25'24" EAST, A DISTANCE OF 54.76 FEET; 5) THENCE NORTH 32°01'44" EAST, A DISTANCE OF 35.62 FEET; 6) THENCE NORTH 08°45'15" EAST, A DISTANCE OF 49.65 FEET; 7) THENCE NORTH 10°37'45" WEST, A DISTANCE OF 61.45 FEET; 8) THENCE NORTH 24°33'27" WEST, A DISTANCE OF 95.46 FEET; 9) THENCE NORTH 09°05'54" WEST, A DISTANCE OF 95.57 FEET; 10) THENCE NORTH 20°34'23" WEST, A DISTANCE OF 64.51 FEET; 11) THENCE NORTH 45°12'39" WEST, A DISTANCE OF 167.70 FEET; 12) THENCE NORTH 59°18'14" WEST, A DISTANCE OF 151.59 FEET; 13) THENCE NORTH 88°01'37" WEST, A DISTANCE OF 54.82 FEET; 14) THENCE SOUTH 74°52'40" WEST, A DISTANCE OF 305.26 FEET; 15) THENCE NORTH 70°03'54" WEST, A DISTANCE OF 245.26 FEET; 16) THENCE SOUTH 76°25'53" WEST, A DISTANCE OF 232.03 FEET; 17) THENCE NORTH 35°37'28" WEST, A DISTANCE OF 365.49 FEET; 18) THENCE NORTH 64°00'05" WEST, A DISTANCE OF 104.96 FEET; 19) THENCE NORTH 90°00'00" WEST, A DISTANCE OF 614.79 FEET; 20) THENCE SOUTH 15°45'52" WEST, A DISTANCE OF 524.60 FEET; 21) THENCE SOUTH 29°27'50" EAST, A DISTANCE OF 150.74 FEET; 22) THENCE SOUTH 63°02'12" EAST, A DISTANCE OF 200.44 FEET; 23) THENCE NORTH 89°59'49" EAST, A DISTANCE OF 311.47 FEET; 24) THENCE SOUTH 57°38'10" EAST, A DISTANCE OF 1,042.53 FEET TO THE NORTH LINE PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO METROPOLITAN LIFE INSURANCE COMPANY, RECORDED IN OFFICIAL RECORDS BOOK 477 AT PAGES 560 THROUGH 566, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA, THENCE S89°50'39"E ALONG SAID NORTHERLY LINE A DISTANCE OF 426.75 FEET TO THE POINT OF BEGINNING. CONTAINING 36.16 ACRES OF LAND, MORE OR LESS.

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Together with;

Lakes at Tradition Tracts
Parcel Number 4309-700-0014-000-0 D-1
Parcel Number 4309-700-0015-000-7 D-2
Parcel Number 4309-700-0016-000-4 D-3
Parcel Number 4309-700-0017-000-1 D-4
Parcel Number 4309-700-0018-000-8 D-5
Parcel Number 4309-700-0008-000-5 UT
Parcel Number 4309-700-0011-000-9 W-47
Parcel Number 4309-700-0012-000-6 W-49
Parcel Number 4309-700-0013-000-3 W-54

Tracts D-1, D-2, D-3, D-4, and D-5, UPLAND TRACT, WETLAND W-47, WETLAND W-49, and WETLAND W-54, according to Tradition Plat No. 5 as recorded in Plat Book 42, Pages 04, 4A-4I Public Records of St. Lucie County, Florida.

Together with;

Parcel Number 4308-800-0013-000-7 CT
Parcel Number 4308-800-0014-000-4 CT40
Parcel Number 4308-800-0015-000-2 W-27
Parcel Number 4308-800-0016-000-8 W-28
Parcel Number 4308-800-0017-000-5 W-29
Parcel Number 4308-800-0018-000-2 W-30
Parcel Number 4308-800-0019-000-9 W-32
Parcel Number 4308-800-0020-000-9 W-40

Conservation Tract, Conservation Tract 40, Wetland 27, Wetland 28, Wetland 29, Wetland 30, Wetland 32, and Wetland 40 of Tradition Plat No. 16, as Recorded In Plat Book 44, Page 12, Public Records of St. Lucie County, Florida.

Together with;

Parcel Number 4309-507-0009-000-9 W-22
Parcel Number 4309-507-0010-000-9 W-22A
Parcel Number 4309-507-0011-000-6 W-23
Parcel Number 4309-507-0012-000-3 W-24
Parcel Number 4309-507-0013-000-0 W-24A
Parcel Number 4309-507-0015-000-4 CT

Tracts Wetland W-22, Wetland W-22a, Wetland W-23, Wetland W-24, Wetland W-24a, and Conservation Tract of Tradition Plat No. 30, as Recorded In Plat Book 48, Page 12, Public Records Of St. Lucie County, Florida.

Together with;

Crosstown Tracts
Parcel Number 3333-800-0001-000-5 OST-1
Parcel Number 3333-800-0002-000-5 OST-2

Open Space Tract No. 1 and Open Space Tract No 2 according to Tradition Plat No. 32, as recorded in Plat Book 62, Page 5, Public Records of St. Lucie County, Florida

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STATE OF FLORIDA CERTIFICATION No. LB 4286

Tradition Land Company LLC Mattamy	
QUIT CLAIM	
DATE: 6/18/2018	DRAWN GLM
SCALE: N/A	JOB No. *18-039*

Together with;

Area North of Fire Station
Parcel Number 4310-600-0002-000-0

Tract O.S.T.-1 according to Tradition Plat No. 36, as recorded in Plat Book 49, Page 28, Public Records of St. Lucie County, Florida.

Together with;

Corner of Meeting Street & Village Pkwy
Parcel Number 4310-701-0002-000-0

Tract PR-1A according to Tradition Plat No. 43, as recorded in Plat Book 55, Page 34, Public Records of St. Lucie County, Florida.

Together with;

Westcliffe & Community Blvd. Area
Parcel Number 4304-704-0001-000-3

Tracts O.S.T. 4A, according to Tradition Plat No. 48, as recorded in Plat Book 55, Page 22, Public Records of St. Lucie County, Florida.

Together with;

Lakes at Tradition Phase I WMT's
Parcel Number 4309-700-0009-000-2 WMT-A6
Parcel Number 4309-700-0010-000-2 WMT-A7

Water Management Tract A6 and Water Management Tract A7, according to Tradition Plat No. 5, as recorded in Plat Book 42, Page 4, Public Records of St. Lucie County, Florida

Together with;

Lakes at Tradition Phase II WMT's
Parcel Number 4308-800-0011-000-3 WMT-A1
Parcel Number 4308-800-0012-000-0 WMT-A2

Water Management Tract A1 and Water Management Tract A2, according to Tradition Plat No. 16, as recorded in Plat Book 44, Page 12, Public Records of St. Lucie County, Florida

Together with;

Lakes at Tradition Phase III WMT (A345)
Parcel Number 4309-507-0014-000-7 WMT

Water Management Tract according to Tradition Plat No. 30, as recorded in Plat Book 48, Page 12, Public Records of St. Lucie County, Florida

Together with;

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Estates at Tradition Phase I
Parcel Number 4308-500-0011-000-2 WMT2
Parcel Number 4308-500-0012-000-9 WMT3
Parcel Number 4308-500-0013-000-6 WMT4
Parcel Number 4308-500-0014-000-3 WMT5
Parcel Number 4304-704-0002-000-0 WMT6

Water Management Tract 2, Water Management Tract 3, Water Management Tract 4, Water Management Tract 5 and Water Management Tract 6 according to Tradition Plat No. 15, as recorded in Plat Book 50, Page 2, Public Records of St. Lucie County, Florida
Together with;

Pond 8C
Parcel Number 4304-800-0001-000-8 WMT

Water Management Tract according to Tradition Plat No. 38, as recorded in Plat Book 53, Page 20, Public Records of St. Lucie County, Florida

Together with;

North Bedford Spine Lake A9
Parcel Number 4309-508-0007-000-8 WMT

Water Management Tract according to Tradition Plat No. 25, as recorded in Plat Book 50, Page 39, Public Records of St. Lucie County, Florida

Together with;

South Bedford Spine Lake A14
Parcel Number 4309-500-0018-000-4 WMT

Water Management Tract according to Tradition Plat No. 2, as recorded in Plat Book 42, Page 3, Public Records of St. Lucie County, Florida

Together with;

Cam Run/Bark Park Lake A11/13
Parcel Number 4309-506-0002-000-7 WMT

Water Management Tract according to Tradition Plat No. 21, as recorded in Plat Book 44, Page 27, Public Records of St. Lucie County, Florida

Together with;

Lake Tradition Pond A12
Parcel Number 4309-803-0003-000-6 WMT

Water Management Tract A12 according to Tradition Plat No. 17, as recorded in Plat Book 43, Page 22, Public Records of St. Lucie County, Florida

Together with;

Pond A15, Bpond, BCanal
Parcel Number 4310-600-0001-000-3 WMT

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Tradition Land Company LLC Mattamy	
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DATE: 6/18/2018	DRAWN GLM
SCALE: N/A	JOB No. *18-039*

Water Management Tract according to Tradition Plat No. 36, as recorded in Plat Book 49, Page 28, Public Records of St. Lucie County, Florida

Together with;

Charter School Pond L31A
Parcel Number 4308-710-0002-000-1 WMT

Water Management Tract according to Tradition Plat No. 70, as recorded in Plat Book 67, Page 31, Public Records of St. Lucie County, Florida

Together with;

POND L22C
Parcel Number 4308-501-0001-050-7

Being a parcel of land lying in a portion of TRADITION PLAT NO. 62, as recorded in Plat Book 60, Pages 22 through 23, Public Records of St. Lucie County, Florida, more particularly described as follows;

Commence at the Southwest corner of said TRADITION PLAT NO. 62; thence South 51°55'07" East, along the Southerly line of said TRADITION PLAT NO. 62, a distance of 323.46 feet to the POINT OF BEGINNING of the following described parcel;

And to an intersection with a non tangent curve concave to the East, having a radius of 70.00 feet, the chord of which bears North 01°34'47" West, 107.78 feet; thence Northerly along the arc of said curve, a distance of 123.00 feet through a central angle of 100°40'41" to a point of reverse curve to the left having a radius of 195.00 feet and a central angle of 43°07'25"; thence Northeasterly along the arc, a distance of 146.77 feet to a point of reverse curve to the right having a radius of 50.00 feet and a central angle of 56°23'34"; thence Northeasterly along the arc, a distance of 49.21 feet; thence North 66°40'02" East, a distance of 87.84 feet to a point of curve to the right having a radius of 70.00 feet and a central angle of 137°24'15"; thence Southeasterly along the arc a distance of 167.87 feet to a point of reverse curve to the left having a radius of 195.00 feet and a central angle of 97°12'53"; thence Southeasterly along the arc, a distance of 330.86 feet; thence South 73°08'36" East, a distance of 67.08 feet to a point of curve to the right having a radius of 50.00 feet and a central angle of 157°30'49"; thence Southerly along the arc a distance of 137.46 feet; thence South 05°38'43" East, a distance of 9.80 feet to the intersection with a non tangent curve concave to the South, having a radius of 440.00 feet, the chord of which bears South 73°15'24" West, 169.39 feet; thence Westerly along the arc of said curve, a distance of 170.45 feet through a central angle of 22°11'44" to the Southerly line of TRADITION PLAT NO. 62; thence North 51°55'07" West, along the Southerly line of said TRADITION PLAT NO. 62, a distance of 378.46 feet to the POINT OF BEGINNING.

Containing 3.063 acres, more or less

Together with;

POND L23
Parcel Number 4308-501-0001-030-1

Being a parcel of land lying in a portion of TRADITION PLAT NO. 62, as recorded in Plat Book 60, Pages 22 through 23, Public Records of St. Lucie County, Florida, more particularly described as follows

Commence at the Southwest corner of TRADITION PLAT NO. 62, as recorded in Plat Book 60, Pages 22 through 23, Public Records of St. Lucie County, Florida; thence along the Westerly line of TRADITION PLAT NO. 62 the following 3 courses and distances, and to the beginning of a curve to the right, of which the radius point lies South 58°16'38" East, a radial distance of 870.00 feet; thence Northeasterly along the arc, through a central angle of 04°58'01", a distance of 75.42 feet; thence North 36°41'24" East, a distance of 106.79 feet to the intersection with a non tangent curve concave to the Northwest, having a radius of 940.00 feet, the chord of which bears North 30°48'24" East, 192.69 feet; thence Northeasterly along the arc of said curve, a distance of 193.03 feet through a central angle of 11°45'57" to the POINT OF BEGINNING of the following described parcel;

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Tradition Land Company LLC
Mattamy

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Thence continue Northerly along said curve through a central angle of 28°10'14", a distance of 462.17 feet; thence North 03°14'49" West, a distance of 137.21 feet to a point of curve to the right having a radius of 50.00 feet and a central angle of 55°46'16"; thence Northeasterly along the arc a distance of 48.67 feet to a point of reverse curve to the left having a radius of 110.00 feet and a central angle of 19°44'44"; thence Northeasterly along the arc, a distance of 37.91 feet to a point of reverse curve to the right having a radius of 50.00 feet and a central angle of 50°14'14"; thence Northeasterly along the arc, a distance of 43.84 feet to a point of reverse curve to the left having a radius of 3,050.00 feet and a central angle of 01°27'04"; thence Easterly along the arc, a distance of 77.25 feet; thence North 81°33'53" East, a distance of 654.60 feet to a point of curve to the right having a radius of 1,105.00 feet and a central angle of 19°39'30"; thence Easterly along the arc a distance of 379.13 feet; thence South 78°46'37" East, a distance of 146.08 feet to a point of curve to the left having a radius of 1,550.00 feet and a central angle of 16°30'48"; thence Easterly along the arc a distance of 446.73 feet; thence South 05°17'24" East, a distance of 10.00 feet to the intersection with a non tangent curve concave to the North, having a radius of 1,560.00 feet, the chord of which bears North 83°35'45" East, 60.65 feet; thence Easterly along the arc of said curve, a distance of 60.65 feet through a central angle of 02°13'39" to a point of reverse curve to the right having a radius of 72.00 feet and a central angle of 43°32'37"; thence Easterly along the arc, a distance of 54.72 feet to a point of reverse curve to the left having a radius of 118.00 feet and a central angle of 11°20'29"; thence Southeasterly along the arc, a distance of 23.36 feet to a point of reverse curve to the right having a radius of 72.00 feet and a central angle of 52°07'01"; thence Southeasterly along the arc, a distance of 65.49 feet; thence South 13°11'55" East, a distance of 125.60 feet; thence South 76°30'19" West, a distance of 132.25 feet to the intersection with a non tangent curve concave to the Northwest, having a radius of 264.47 feet, the chord of which bears South 66°25'46" West, 153.53 feet; thence Southwesterly along the arc of said curve, a distance of 155.77 feet through a central angle of 33°44'47" to a point of reverse curve to the left having a radius of 1,212.71 feet and a central angle of 22°00'30"; thence Westerly along the arc, a distance of 465.82 feet to a point of reverse curve to the right having a radius of 924.04 feet and a central angle of 35°54'20"; thence Westerly along the arc, a distance of 579.07 feet to a point of reverse curve to the left having a radius of 433.00 feet and a central angle of 27°32'06"; thence Westerly along the arc, a distance of 208.09 feet; thence South 69°39'54" West, a distance of 213.68 feet to a point of curve to the right having a radius of 167.00 feet and a central angle of 26°20'46"; thence Westerly along the arc a distance of 76.79 feet to a point of reverse curve to the left having a radius of 360.00 feet and a central angle of 29°20'36"; thence Westerly along the arc, a distance of 184.37 feet; thence South 66°40'03" West, a distance of 129.86 feet to the POINT OF BEGINNING.

Containing 22.053 acres, more or less.

Together with;

Parcel Number 4315-504-0003-000-7 OST2
Parcel Number 4315-502-0004-000-8 WMT2

OST-2 and Water Management Tract 2 of SOUTHERN GROVE PLAT NO. 8, according to the plat thereof as recorded in Plat Book 62, Pages 29 through 32, Public Records of St. Lucie County, Florida

Together with;

Parcel Number 4315-504-0002-000-0 OST2
Parcel Number 4315-504-0004-000-4 WMT-1
Parcel Number 4315-504-0005-000-1 WMT-2

Open Space Tract 2, Water Management Tracts 1 and 2, of SOUTHERN GROVE PLAT NO. 9, according to the plat thereof as recorded in Plat Book 68, Pages 16 through 19, Public Records of St. Lucie County, Florida

Together with;

Parcel Number 4322-600-0028-000-5 R-3

Tract R-3 of SOUTHERN GROVE PLAT NO. 13, according to the plat thereof as recorded in Plat Book 74, Pages 10 through 19, Public Records of St. Lucie County, Florida

Together with;

Parcel Number 4315-501-0003-000-8 WMT-2A

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STATE OF FLORIDA CERTIFICATION No. LB 4286

Tradition Land Company LLC Mattamy	
QUIT CLAIM	
DATE: 6/18/2018	DRAWN GLM
SCALE: N/A	JOB No. 18-039

Water Management Tract 2A, of SOUTHERN GROVE PLAT NO. 6, according to the plat thereof as recorded in Plat Book 59, Pages 33 through 35, Public Records of St. Lucie County, Florida;

Together with;

Parcel Number 4315-601-0002-000-8 WMT-1

Water Management Tract 1, of SOUTHERN GROVE PLAT NO. 11, according to the plat thereof, as recorded in Plat Book 70, Pages 15 through 21, Public Records of St. Lucie County, Florida;

Together with;

Parcel Number 4315-505-0001-000-6 WMT-1

Water Management Tract 1, of SOUTHERN GROVE PLAT NO. 14, according to the plat thereof, as recorded in Plat Book 71, Pages 35 through 42, Public Records of St. Lucie County, Florida;

Together with;

I-95 Strip

Parcel Number 4315-122-0001-010-4

Parcel Number 4322-111-0002-010-9

Parcel Number 4323-223-0001-010-9

Being a strip of land being 20.00 feet in width and being a portion of Sections 15, 22 and 23, Township 37 South, Range 39 East, St. Lucie County, Florida, and intended to be all of Parcel IE as per the "Order Granting Petitioners Motion for Relief from Order of Taking and Amending Order of Taking" as recorded in Official Records Book 349, Page 90 in the Public Records of St. Lucie County, Florida and being more particularly described as follows:

Commence at the Northeast corner of Section 15, Township 37 South, Range 39 East thence N89 degrees 58' 15" W, along the north line of said Section 15, a distance of 4091.26 feet; thence S 00 degrees 01' 45" W a distance of 100.00 feet to the South right-of-way line of Gatlin Boulevard and the West end of the limited access right-of-way in Interstate 95 (State Road No. 9) and the point of beginning of the following described parcel:

Thence S 89 degrees 58' 15" E a distance of 300.00 feet thence S 81 degrees 56' 34" E a distance of 518.84 feet; thence S 69 degrees 58' 48" E a distance of 281.95 feet thence S 62 degrees 20' 12' E a distance of 912.96 feet thence S 43 degrees 16' 30" E a distance of 595.06 feet; thence S 27 degrees 42' 53" E a distance of 595.06 feet; thence S 19 degrees 56' 04" E a distance of 1,199.30 feet; thence S 18 degrees 47' 20" E a distance of 2,565.89 feet to the beginning of a curve concave to the East having a radius of 24,729.33 feet; thence Southerly along the arc of said curve a distance of 1,325.57 feet through a central angle of 03 degrees 04'16" to the west line of a 170.00 foot wide Florida Power & Light Easement; thence S 00 degrees 02'34" W along said easement, a distance of 53.48 feet to the intersection with a non-tangent curve concave to the east, having a radius of 24,749.33 feet, the chord of which bears N 20 degrees 22' 55" W; thence Northerly along the arc of said curve, a distance of 1,376.26 feet through a central angle of 03 degrees 11' 10"; thence N 18 degrees 47' 20" W a distance of 2,565.69 feet; thence N 19 degrees 56' 04" W a distance of 1,197.74 feet; thence N 27 degrees 42' 53" W a distance of 590.07 feet; thence N 43 degrees 16' 30" W a distance of 276.75 feet; thence N 81 degrees 56' 34" W a distance of 515.34 feet; thence N 89 degrees 58' 15" W a distance of 318.00 feet; thence N 00 degrees 01' 45" E a distance of 20.00 feet; thence S 89 degrees 58' 15" E a distance of 20.00 feet to the point of beginning.

Said lands situate in St. Lucie County, Florida;

Subject to easements, restrictions, reservations, covenants, and rights-of-way of record.

Together with;

Bedford Park

Parcel ID: 4309-500-0007-000-4 P-5

Parcel ID: 4309-500-0008-000-1 P-6

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Parcel ID: 4309-500-0013-000-9 OST-5

P-5, P-6, and OST -5 according to Tradition Plat No. 2, as recorded in Plat Book 42 Page 3, Public Records of St. Lucie County, Florida

Together with

Parcel Number 4309-501-0003-000-9 P-8
Parcel Number 4309-501-0006-000-0 P-11

Tracts P-8 and P-11 according to Tradition Plat No. 3, as recorded in Plat Book 43, Page 4, Public Records of St. Lucie County, Florida.

Together with;

Parcel Number 4309-502-0003-000-2

Tract P-13 according to Tradition Plat No. 4, as recorded in Plat Book 43, Page 5, Public Records of St. Lucie County, Florida.

Together with;

Parcel Number 4309-504-0002-000-1

Tract PR-7 according to Tradition Plat No. 7, as recorded in Plat Book 44, Page 7, Public Records of St. Lucie County, Florida.

Together with;

Parcel Number 4304-501-0002-000-7

Tract PR-10 of Tradition Plat No. 12, as recorded in Plat Book 44, Page 3, Public Records of St. Lucie County, Florida.

Together with;

Parcel Number 4309-803-0001-000-2

Tracts PR-1 according to Tradition Plat No. 17, as recorded in Plat Book 43, Page 22, Public Records of St. Lucie County, Florida.

Together with;

Parcel Number 4309-803-0004-000-3

Tract OST-1 according to Tradition Plat No. 17, as recorded in Plat Book 43, Page 22, Public Records of St. Lucie County, Florida.

Together with;

Parcel Number 4309-803-0004-000-3 OST1
Parcel Number 4309-803-0005-000-0 TP1
Parcel Number 4309-803-0006-000-7 TP2

Tracts OST-1, Towncenter Park 1 and Towncenter Park 2 according to Tradition Plat No. 17, as recorded in Plat Book 43, Page 22, Public Records of St. Lucie County, Florida.

Together with;

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Parcel Number 4308-701-0001-000-6

Tract O.S.T.-1 according to Tradition Plat No. 24, as recorded in Plat Book 62, Page 15, Public Records of St. Lucie County, Florida.

Together with;

Parcel Number 4310-603-0002-000-9

Tracts PR-56A according to Tradition Plat No. 56, as recorded in Plat Book 58, Page 30, Public Records of St. Lucie County, Florida. [±0.04 acres]

Together with;

Corporate Park
Parcel Number 4310-601-0002-000-3 R-39
Parcel Number 4310-601-0003-000-0 R-39A

Tracts R-39 and R-39A according to Tradition Plat No. 39 - Corporate Park, as recorded in Plat Book 53, Page 26, Public Records of St. Lucie County, Florida.

Together with;

Parcel Number 4310-603-0001-000-2

Tract PR-56 of Tradition Plat No. 56, as recorded in Plat Book 58, Page 30, Public Records of St. Lucie County, Florida.

Together with;

The Landing
Parcel Number 4310-602-0002-000-6

Tract R-41, according to Tradition Plat No. 41, as recorded in Plat Book 53, Page 32, Public Records of St. Lucie County, Florida. .

Together with;

SG Master POA
Parcel Number 4315-501-0002-000-1

Open Space Tract 1, according to Southern Grove Plat No. 6, according to the plat thereof as recorded in Plat Book 59, Pages 33 through 35, Public Records of St. Lucie County, Florida;

Less POA sale of 0.225 ac to Mini Golf

A PORTION OF OPEN SPACE TRACT-1, SOUTHERN GROVE PLAT NO. 6, AS RECORDED IN PLAT BOOK 59, PAGE 33, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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DATE: 6/18/2018	DRAWN GLM
SCALE: N/A	JOB No. *18-039*

BEGIN AT A POINT ON A CURVE (SAID POINT BEING THE NON-TANGENT INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF VILLAGE PARKWAY, A 150.00-FOOT-WIDE RIGHT-OF-WAY, AND THE NORTH LINE OF SAID LOT 1), CONCAVE TO THE EAST, HAVING A RADIUS OF 1507.00 FEET, AND FROM WHICH A RADIAL LINE BEARS N87°58'06"E; THENCE NORTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF VILLAGE PARKWAY AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°01'54" AN ARC DISTANCE OF 53.44 FEET TO THE POINT OF TANGENCY; THENCE CONTINUE N00°00'00"W, A DISTANCE OF 94.53 FEET ALONG SAID RIGHT-OF-WAY LINE TO A POINT ON A NON-TANGENT CURVE (SAID POINT BEING THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF SAID VILLAGE PARKWAY AND THE SOUTHERLY LIMITS OF A 30.00 FOOT WIDE INGRESS/EGRESS EASEMENT, RECORDED IN PLAT BOOK 59, PAGES 33-35), CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 110.00 FEET AND FROM WHICH A RADIAL LINE BEARS N20°25'27"E; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°52'31", AN ARC DISTANCE OF 51.60 FEET TO THE POINT OF TANGENCY; THENCE N84°08'50"E, A DISTANCE OF 9.69 FEET TO THE WEST LINE OF WATER MANAGEMENT TRACT-2A OF SOUTHERN GROVE PLAT NO. 6 AS RECORDED IN PLAT BOOK 59, PAGES 33-35; THENCE S18°38'06"E, A DISTANCE OF 29.34 FEET ALONG SAID WEST LINE OF WATER MANAGEMENT TRACT 2A TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 100.00 FEET, AND FROM WHICH A RADIAL LINE BEARS N71°21'54"E; THENCE CONTINUE SOUTHEASTERLY ALONG SAID WESTERLY LINE OF SAID WATER MANAGEMENT TRACT 2A, THROUGH THE ARC OF SAID CURVE AT A CENTRAL ANGLE OF 33°08'03", AN ARC DISTANCE OF 57.83 FEET TO THE POINT OF TANGENCY ON THE NORTHERLY LINE OF SAID LOT 1; THENCE S60°24'56"W, ALONG SAID NORTH LINE OF LOT 1, A DISTANCE OF 125.92 FEET BACK TO THE POINT OF BEGINNING.

CONTAINS 0.224 ACRES (9,771 SF), MORE OR LESS.

Together with;

Parcel Number 4315-601-0001000-1

Open Space Tract 1, according to Southern Grove Plat No. 11 according to the plat thereof, as recorded in Plat Book 70, Pages 15 through 21, Public Records of St. Lucie County, Florida;

Together with;

Westcliffe Estates HOA
Parcel Number 4304-704-0003-000-7 PT-1
Parcel Number 4304-704-0004-000-4 PT-2

Tracts Parking Tract-1, And Parking Tract-2, according to Tradition Plat No. 48, as recorded in Plat Book 55, Page 22, Public Records of St. Lucie County, Florida.

Together with;

Parcel Number 4304-111-0001-000-3

Parcel 1

Being a parcel of land lying in a portion of Section 4, Township 37 South, Range 39 East, St. Lucie County, Florida, more particularly described as follows;

Begin at the Northwest corner of Tract 1, according to the plat of TRADITION PLAT NO. 32, as recorded in Plat Book 62, Page 5, Public Records of St. Lucie County, Florida; thence South 18°16'18" West, a distance of 35.36 feet to the Easterly right-of-way of Fairgreen Road (a 100.00 foot wide right-of-way); thence North 26°43'42" West, along the Easterly right-of-way of Fairgreen Road, a distance of 8.39 feet; thence North 18°16'18" East, a distance of 23.50 feet to the Southerly right-of-way of Crosstown Parkway (a 150.00 foot wide right-of-way); thence North 63°16'18" East, along the Southerly right-of-way of Crosstown Parkway, a distance of 8.39 feet to the POINT OF BEGINNING.

Containing 174.49 square feet, more or less.

CULPEPPER & TERPENING, INC
CONSULTING ENGINEERS | LAND SURVEYORS
2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
151 SW FLAGLER AVENUE • STUART, FLORIDA 34994
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
STATE OF FLORIDA CERTIFICATION No. LB 4286

Tradition Land Company LLC Mattamy	
QUIT CLAIM	
DATE: 6/18/2018	DRAWN GLM
SCALE: N/A	JOB No. *18-039*

Parcel 2

Being a parcel of land lying in a portion of Section 4, Township 37 South, Range 39 East, St. Lucie County, Florida, more particularly described as follows, more particularly described as follows;

Commence at the Northwest corner of Tract 1, according to the plat of TRADITION PLAT NO. 32, as recorded in Plat Book 62, Page 5, Public Records of St. Lucie County, Florida; thence South 63°16'18" West, along the Southerly right-of-way of Crosstown Parkway (a 150.00 foot wide right-of-way), a distance of 141.61 feet to the POINT OF BEGINNING of the following described parcel;

Thence South 71°43'42" East, a distance of 23.50 feet to the Westerly right-of-way of Fairgreen Road (a 100.00 foot wide right-of-way); thence South 26°43'42" East, along the Westerly right-of-way of Fairgreen Road, a distance of 8.39 feet; thence North 71°43'42" West, a distance of 35.36 feet to the Southerly right-of-way of Crosstown Parkway; thence North 63°16'18" East, along the Southerly right-of-way of Crosstown Parkway a distance of 8.39 feet to the POINT OF BEGINNING.

Containing 174.49 square feet, more or less.

Together with;

Tract PR-1 of SOUTHERN GROVE PLAT NO. 6, according to the plat thereof as recorded in Plat Book 59, Pages 33 through 35, Public Records of St. Lucie County, Florida. Containing 2.439 acres of land, more or less.

Together with;

Tract B, of SOUTHERN GROVE PLAT NO. 14, according to the plat thereof as recorded in Plat Book 71, Pages 35 through 42, Public Records of St. Lucie County, Florida. Containing 3.238 acres of land, more or less.

Together with;

TND 23: Vesting: Certificate of Title in Book 3274, Page 91
Tracts R-56, of TRADITION PLAT NO. 56, as recorded in Plat Book 58, Page 30, Public Records of St. Lucie County, Florida.
(LESS that portion thereof Re-platted into TRADITION PLAT NOS. 59 and 66, being that portion sold in Book 2967, Page 2272; also LESS OR 2984-2288 (30' portion).

Sheet 19 of 19

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Tradition Land Company LLC Mattamy	
QUIT CLAIM	
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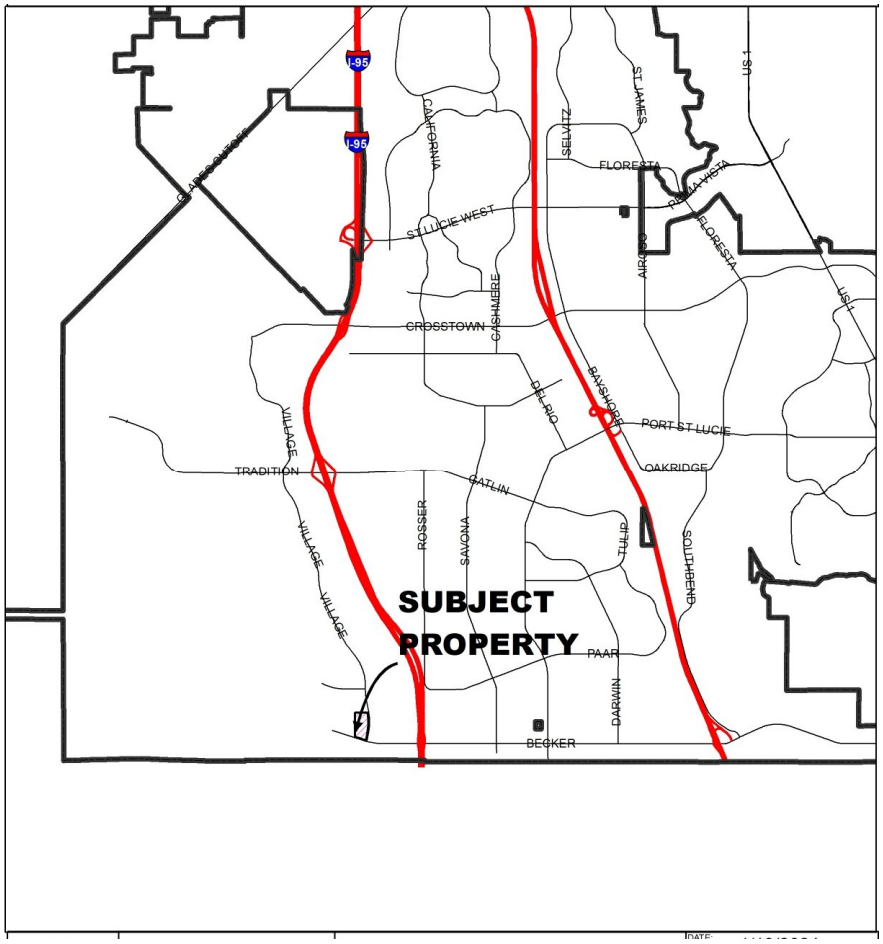


Southern Grove 8 MPUD Rezoning Application
P23-107
Planning and Zoning Board Meeting March 5, 2024

Request Summary

Applicant's Request:	A request is to rezone approximately 41.35 acres of a property from St Lucie County Agricultural 5 (one dwelling unit per five acres) to the zoning designation of City of Port St. Lucie Master Planned Unit Development (MPUD)
Agent:	Steve Garrett, Lucido and Associates
Applicant /Property Owner:	Mattamy Palm Beach, LLC
Location:	The property is generally located in the northwest quadrant of the intersection of SW Village Parkway and SW Becker Road.

Location

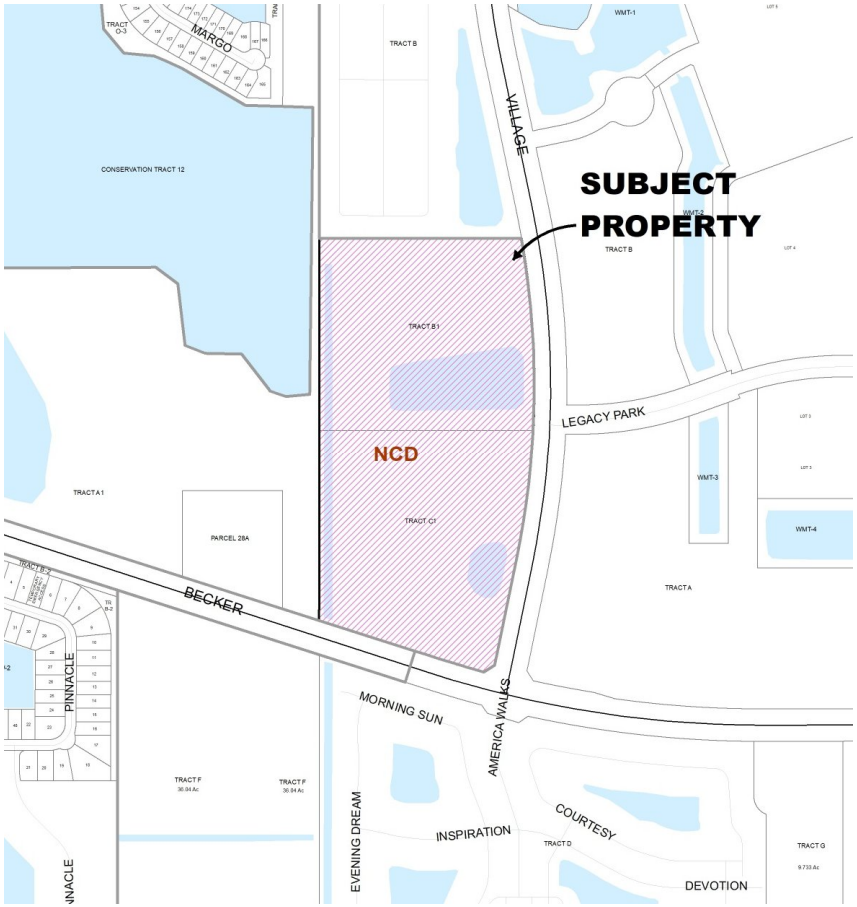

I-95
I-95
CALEB GROVE
CALIFORNIA
ST JAMES
SELVITZ
FLORESTA
ROMA VISTA
ST LUCIE WEST
FLORESTA
US1
CROSSTOWN
CASHMERE
BAYSHORE
DEL RIO
PORT ST LUCIE
OAKRIDGE
TRADITION
VILLAGE
GATLIN
ROSSER
SAVONA
TULIP
SOUTHBEND
VILLAGE
SUBJECT PROPERTY
PAAR
DARWIN
BECKER

Aerial


MARGO
VILLAGE
SUBJECT
PROPERTY
LEGACY PARK
BECKER
PINNACLE
MORNING SUN
AMERICA WALKS
EVENING DREAM
INSPIRATION
COURTESY
DEVOTION

Future Land Use





Proposed Project

- The subject property is located within the Southern Groves DRI and within a designated Mixed Use sub-district.
- The subject property is comprised of two parcels:
  - the northern parcel is 20 acres and known as Tract B-1, Kenley Subdivision Plat.
  - the southern parcel is 21.35 acres and known as Tract C-1, Kenley, Subdivision Plat

Proposed Project

- The proposed MPUD will provide for a mixed use development with the northern parcel (20 acres) designated as a Residential/Commercial Mixed Use Area with a minimum of 12.41 acres designated for residential use.
- The southern parcel is designated as a Commercial Mixed Use Area (21.35 acres). The uses proposed in the commercial mixed use areas include retail uses, professional and medical office uses, restaurants, hotel, institutional uses, and self-storage. A minimum of two uses is required in the 21.35 acre commercial mixed use area with all retail uses considered one use under the minimum two use requirement.

Proposed Project

- The proposed MPUD concept plan, Exhibit 8, depicts the driveway locations approved for the project per the City of Port St. Lucie Code of Ordinances and the Public Works Department's Engineering Standards.
- It provides for four driveways on SW Village Parkway and two driveways on Becker Road.
- The second driveway to the north on SW Village Parkway aligns with Legacy Park Drive to the west.
- This driveway/access point is a required signalized intersection per the Traffic Signal Agreement among Mattamy Palm Beach, LLC, the Port St. Lucie Governmental Finance Corporation, and the City of Port St. Lucie.

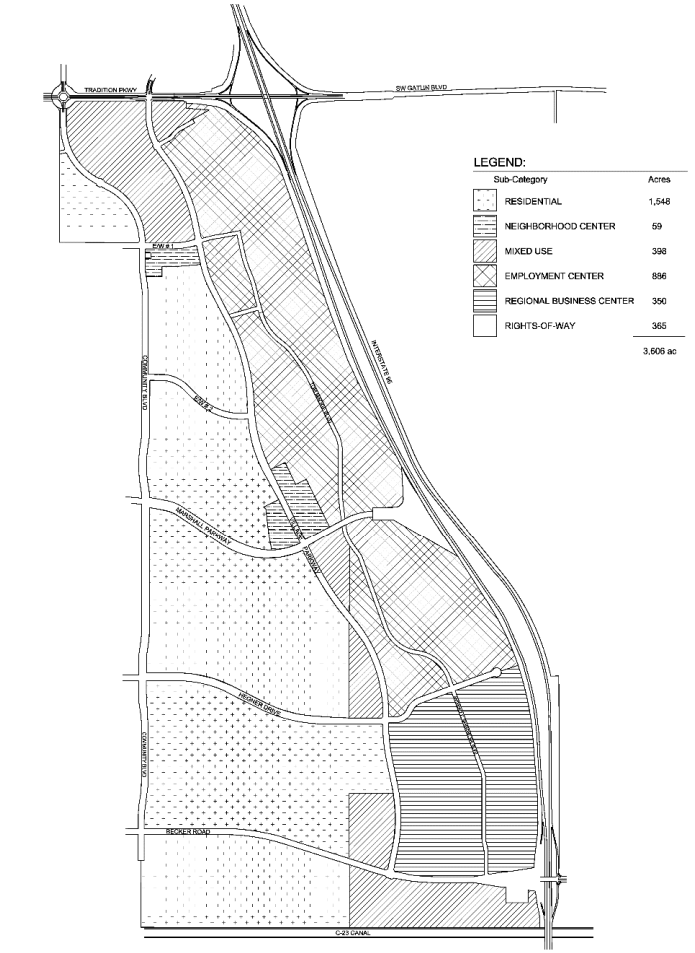
Associated Applications

- There is an associated application for site plan approval for the southern 21.35 acres of the MPUD for a project known as SG 8 Shoppes at Southern Grove Site Plan (P23-106).
- It includes a proposed 5,915 square foot convenience store and gas facility (Wawa and a proposed 136,789 square foot Home Improvement store and five outparcels.
- There is an associated application to subdivide the 21.35 acres of property known as the Tradition SG 8 Preliminary and Final Subdivision Plat (P23-233).

Land Use Consistency

- The subject property is located within a mixed use sub-district and the proposed MPUD is consistent with Policy 1.2.2.7 of the Comprehensive plan.
- Per Policy 1.2.2.7, mixed-use areas shall be established that include commercial and office uses, hospital and medical uses, restaurants, theaters, hotels, institutional uses, public facilities (including utilities), light industrial, warehouse/distribution, residential and other similar services designed to meet the needs of the larger area. Requires:
  - A minimum size of thirty (30) acres, a maximum of 500 acres, and a minimum of three uses.
  - One of the three uses has to be residential. A minimum of 30% and a maximum of 70% of the net acreage within a mixed-use area has to be designated for residential use.
- Southern 8 MPUD is 41.35 acres in size and includes residential, commercial/retail, restaurants, hotel and self storage as permitted uses.
- The MPUD identifies that a minimum of 12.41 acres (30% of total acreage) of the Residential Mixed Use area is required for residential use.

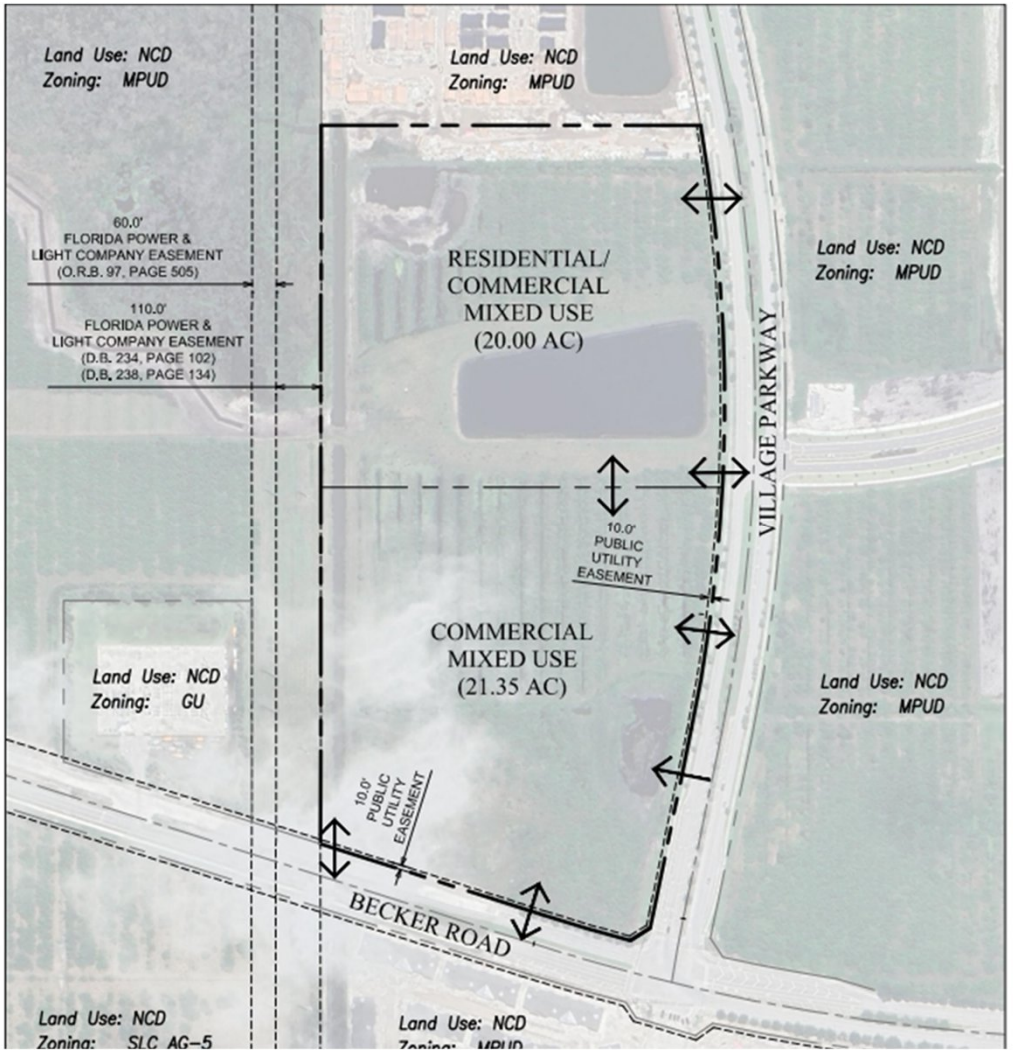
Figure 1-4: Southern Grove NCD District Land Use Plan



Traffic Impact Analysis

- Traffic Analysis latest received January 2024
- Traffic Analysis completed by Kimley-Horn & Associates, Inc.
- Reviewed by City Staff and 3rd party Traffic Consultant, WSP
- Latest study proposes development generating over 1,000 PM Peak Hour Trips divided over 5 driveways. Additional dwelling units (max of 560) will be provided with next Traffic Analysis.

MPUD Concept Plan



Proposed Conditions

Public Works would like to recommend a condition of approval to amend this MPUD document to also include:

1. An updated traffic analysis to include the entire MPUD must be approved by the Public Works Department prior to the adoption hearing at City Council.
2. The traffic signal at the intersection of Southwest Village Parkway and Legacy Park Drive must be constructed and completed as follows:
   a. Construction shall commence within 12 months of the MPUD's approval by City Council.
   b. Certification of signal shall be completed within 18 months of the MPUD's approval by City Council.
   c. No further building permits will be issued within this MPUD if the above conditions are not met.

PORT ST. LUCIE
HEART OF THE TREASURE COAST

Recommendation

- The Site Plan Review Committee recommended approval of the proposed MPUD document and concept plan at the November 21, 2023 Site Plan Review Committee meeting.
- The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the future land use map and policies of the City's Comprehensive Plan and recommends approval subject to the following conditions:
    1. An updated traffic analysis to include the entire MPUD must be approved by the Public Works Department prior to the public hearing before the City Council.
    2. The traffic signal at the intersection of Southwest Village Parkway and Legacy Park Drive must be constructed and completed as follows:
        1. Construction shall commence within 12 months of the MPUD's approval by City Council.
        2. Certification of signal shall be completed within 18 months of the MPUD's approval by City Council.
        3. No further building permits will be issued within this MPUD if the above conditions are not met.

SG8 Commercial

Traffic Impact Analysis

City of Port St Lucie, FL

June 2023
Revised October 2023
Revised December 2023
Revised February 2024

Kimley»Horn

TRAFFIC IMPACT ANALYSIS

SG8 Commercial

City of Port St. Lucie, FL

Prepared for:

Amherst Acquisitions

Prepared by:

Kimley-Horn and Associates, Inc.

June 2023
Revised October 2023
Revised December 2023
Revised February 2024

ALEX R. MEMERING, P.E.
STATE OF FLORIDA
PROFESSIONAL ENGINEER
LICENSE NO. 91501

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ALEX R. MEMERING, P.E. ON THE DATE INDICATED HERE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE WORK THERE IN MUST NOT BE RELIED ON ANY ELECTRONIC COPIES.

Digitally signed by Alexander Memering
DN: cn=Alexander Memering, c=US, o=North Carolina, email=alex.memering@kimley-horn.com
Date: 2024.02.23 08:52:34 -05'00'

Alex Memering, P.E.

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1.0 INTRODUCTION

Kimley-Horn has been retained to analyze and document the traffic impacts associated with the development of a proposed development in the City of Port St. Lucie, Florida. The project is generally located in the northwest quadrant of the intersection of SW Village Parkway & SW Becker Road as shown in **Figure 1**. The project site is currently vacant. The assumed buildout timeframe for the project is 2026. Access to the site will be provided via six (6) access connections, as shown in **Figure 1** and summarized below. The conceptual site plans are provided in **Appendix A**.

- One (1) full access driveway on Village Parkway aligned with Legacy Park Drive
- Two (2) right-in/right-out driveways on Village Parkway
- One (1) right-in only driveway on Village Parkway
- Two (2) right-in/right-out driveways on Becker Road

This TIA generally conforms to the approved methodology and the guidelines established by the City of Port St Lucie and the St. Lucie Transportation Planning Organization (TPO). The purpose of this analysis is to identify the potential traffic impacts on the transportation system and if necessary develop mitigation strategies to offset those impacts. The analysis of the site will be based on the number of trips generated from the proposed land uses among the parcels of the ±40.62 acres project site. This report has been performed in accordance with Appendix E of the City of Port St Lucie Engineering Standards for Land Development document.

1.1 STUDY AREA INTERSECTIONS

Per Port St Lucie TPO's *Standardized TIS Methodology and Procedures*, an operational analysis was conducted at all impacted intersections where project traffic consumes 5% or more of the peak hour capacity of the approach link. Therefore, the study area included an operational analysis at the intersections summarized below, as shown in **Figure 1**. For ease of review, the study intersection numbers shown in the list below correspond with the intersection numbering on all analysis outputs and figures.

1. Becker Road & Village Parkway *(signalized)*
2. Village Parkway & Legacy Park Drive / Project Driveway 5 *(two-way stop-controlled)*
3. Becker Road & Project Driveway 1 *(right-in/right-out)*
4. Becker Road & Project Driveway 2 *(right-in/right-out)*
5. Village Parkway & Project Driveway 3 *(right-in)*
6. Village Parkway & Project Driveway 4 *(right-in/right-out)*
7. Village Parkway & Project Driveway 6 *(right-in/right-out)*

1.2 STUDY AREA ROADWAY SEGMENTS

Per Port St Lucie TPO's *Standardized TIS Methodology and Procedures*, an operational analysis was conducted at all study area roadway impacted segments, based on data obtained from the St Lucie Transportation Planning Organization (TPO) 2023 Roadway Network Database (provided in **Appendix C**), where the project traffic exceeds 5% or more of the capacity for the minimum acceptable level of service as shown in **Table 1**.

- **SW Becker Road** from Village Parkway to I-95
- **SW Becker Road** from I-95 to Savona Boulevard

- **Village Parkway** from Becker Road to Discovery Way
- **Savona Boulevard** from Becker Road to Paar Drive
- **Port St Lucie Boulevard** from Becker Road to Paar Drive
- **Port St Lucie Boulevard** from Paar Drive to Tulip Boulevard

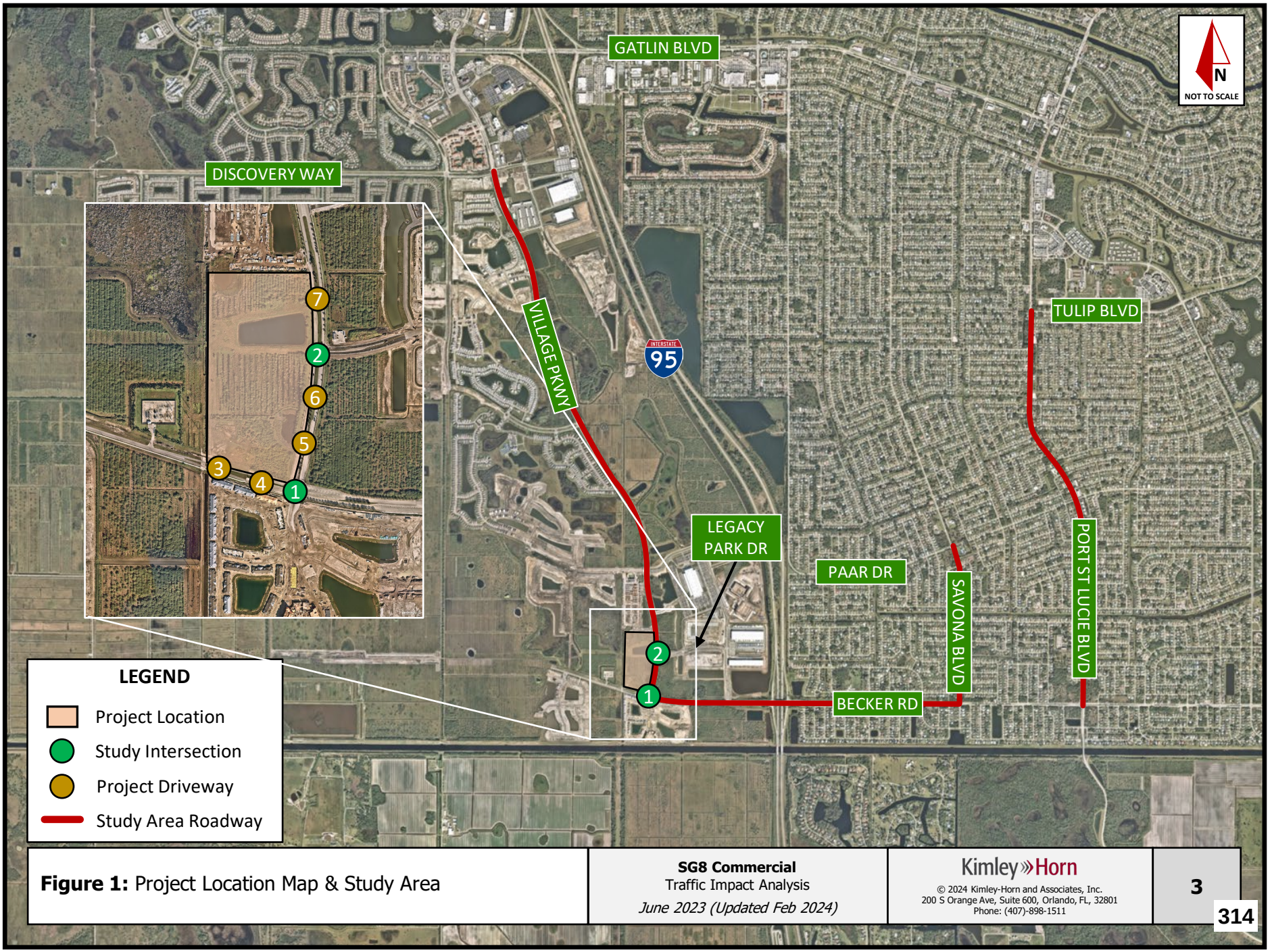


Figure 1: Project Location Map & Study Area

SG8 Commercial
Traffic Impact Analysis
June 2023 (Updated Feb 2024)

Kimley»Horn
© 2024 Kimley-Horn and Associates, Inc.
200 S Orange Ave, Suite 600, Orlando, FL, 32801
Phone: (407)-898-1511

3

Table 1: Study Area Determination

Roadway		Roadway Attributes[1]				Peak Hour Peak Direction (PHPD) Maximum Service Volume [2]	PM Peak Hour Trips	In = 508	Out = 471	Max % Impact [4]	Segment Impact? [5]	Included in Study Area
From	To	Functional Classification	Area Type	Adopted LOS	Number of Lanes		% Assign [3]	NB /EB	SB / WB			
SW Becker Rd												
Village Pkwy	I-95	Minor Arterial	Urban	E	6	3,170	54%	254	275	8.68%	Yes	Yes
I-95	Savona Blvd	Minor Arterial	Urban	E	4	2,000	36%	170	183	9.15%	Yes	Yes
Savona Blvd	Port St Lucie Blvd	Minor Arterial	Urban	E	4	2,100	21%	99	107	5.10%	Yes	Yes
Albacore St	Darwin Blvd	Minor Arterial	Urban	E	4	1,500	6%	28	31	2.07%	No	No
Port St Lucie Blvd	Albacore St	Minor Arterial	Urban	E	4	2,100	8%	38	41	3.76%	No	No
Village Pkwy												
Becker Rd	Discovery Way	Minor Arterial	Urban	E	4	1,710	54%	254	275	16.08%	Yes	Yes
Discovery Way	Tradition Pkwy	Minor Arterial	Urban	E	4	2,650	13%	61	66	2.49%	No	No
Tradition Pkwy	Westcliffe Ln	Minor Arterial	Urban	E	4	1,710	3%	14	15	0.88%	No	No
Savona Blvd												
Becker Rd	Paar Dr	Minor Arterial	Urban	E	2	790	8%	38	41	10.00%	Yes	Yes
Paar Dr	Gatlin Blvd	Minor Arterial	Urban	E	2	750	2%	9	10	2.53%	No	No
Paar Dr												
Rosser Blvd	Savona Blvd	Minor Collector	Urban	D	2	630	1%	5	5	1.59%	No	No
Savona Blvd	Port St Lucie Blvd	Minor Collector	Urban	D	2	700	3%	14	15	4.14%	No	No
Port St Lucie Blvd												
Martin C.L.	Becker Rd	Minor Arterial	Urban	E	2	920	4%	20	19	4.24%	No	No
Becker Rd	Paar Dr	Principal Arterial	Urban	E	2	920	5%	24	25	5.33%	Yes	Yes
Paar Dr	Tulip Blvd	Principal Arterial	Urban	E	2	700	4%	19	20	5.57%	Yes	Yes
Tradition Pkwy												
Community Blvd	Village Pkwy	Minor Arterial	Urban	E	4	1,710	2%	10	9	1.11%	No	No
Village Pkwy	I-95	Minor Arterial	Urban	E	6	3,170	7%	33	36	2.18%	No	No
Gatlin Blvd												
W of I-95	E of I-95	Principal Arterial	Urban	E	6	3,170	7%	33	36	2.18%	No	No
E of I-95	Savage Blvd	Principal Arterial	Urban	E	6	3,170	4%	19	20	1.23%	No	No
Savage Blvd	Rosser Blvd	Principal Arterial	Urban	E	6	3,170	3%	14	15	0.91%	No	No
Rosser Blvd	Savona Blvd	Principal Arterial	Urban	E	6	3,170	3%	14	15	0.47%	No	No

Notes:

1. Data obtained from the latest St Lucie County Transportation Element (December 2022) and FDOT Federal Functional Classification and Urban Area Boundary Map for St. Lucie County.
2. Data obtained from the St Lucie Transportation Planning Organization (TPO) 2023 Traffic Counts and Level of Service Report.
3. Percent project traffic assignment was calculated as the maximum across the segment
4. Percent impact was calculated as the maximum PM peak hour two-way project traffic divided by the peak hour directional capacity
5. In accordance with St Lucie TPO methodology and procedures, the minimum threshold for significance was at least 5% impact of the minimum acceptable level of service standard

2.0 EXISTING CONDITIONS ANALYSIS – YEAR 2023

2.1 EXISTING TRAFFIC COUNTS

Turning movement counts (TMCs), collected Thursday, May 11, 2023, were obtained at the study intersections. Data was collected during the PM peak period (4:00 PM to 6:00 PM) and is provided in **Appendix D**. The counts were adjusted using 2022 seasonal factor data from Florida Department of Transportation's (FDOT) Florida Traffic Online (FTO) database. Relevant seasonal factor data is provided in **Appendix E**. Turning movement volume development worksheets, which include adjusted existing (2023) turning movement volumes for all intersections, are provided in **Appendix F.**

2.2 EXISTING INTERSECTION CONDITIONS

Intersection operational analyses were performed for existing (2023) conditions for the PM peak hours using procedures outlined in the *Highway Capacity Manual, 6th Edition* (HCM 6) with Synchro (v11). The existing signal timing settings for Becker Road & Village Parkway was provided by the City of Port St Lucie and is provided in **Appendix G**.

The intersection level of service (LOS) and maximum volume to capacity (v/c) ratios for existing conditions are provided in **Table 2**. Synchro outputs are provided in **Appendix H**. **Figure 2** illustrates turning movement volumes for existing conditions at the study intersections.

As shown in **Table 2**, all study intersections operate with acceptable LOS and v/c ratios during the existing (2023) PM peak hour conditions.

Table 2 Existing (2023) Intersection Conditions (PM Peak Hour)

Existing (2023) Conditions				
Intersection	**Control Type**	**PM Peak Hour**		
		LOS	**Delay (s)**	**Max V/C Ratio**
Becker Road & Village Parkway	Signalized	D	38.5	0.93
Village Parkway & Legacy Park Drive	Unsignalized (TWSC)	B	10.1	0.01

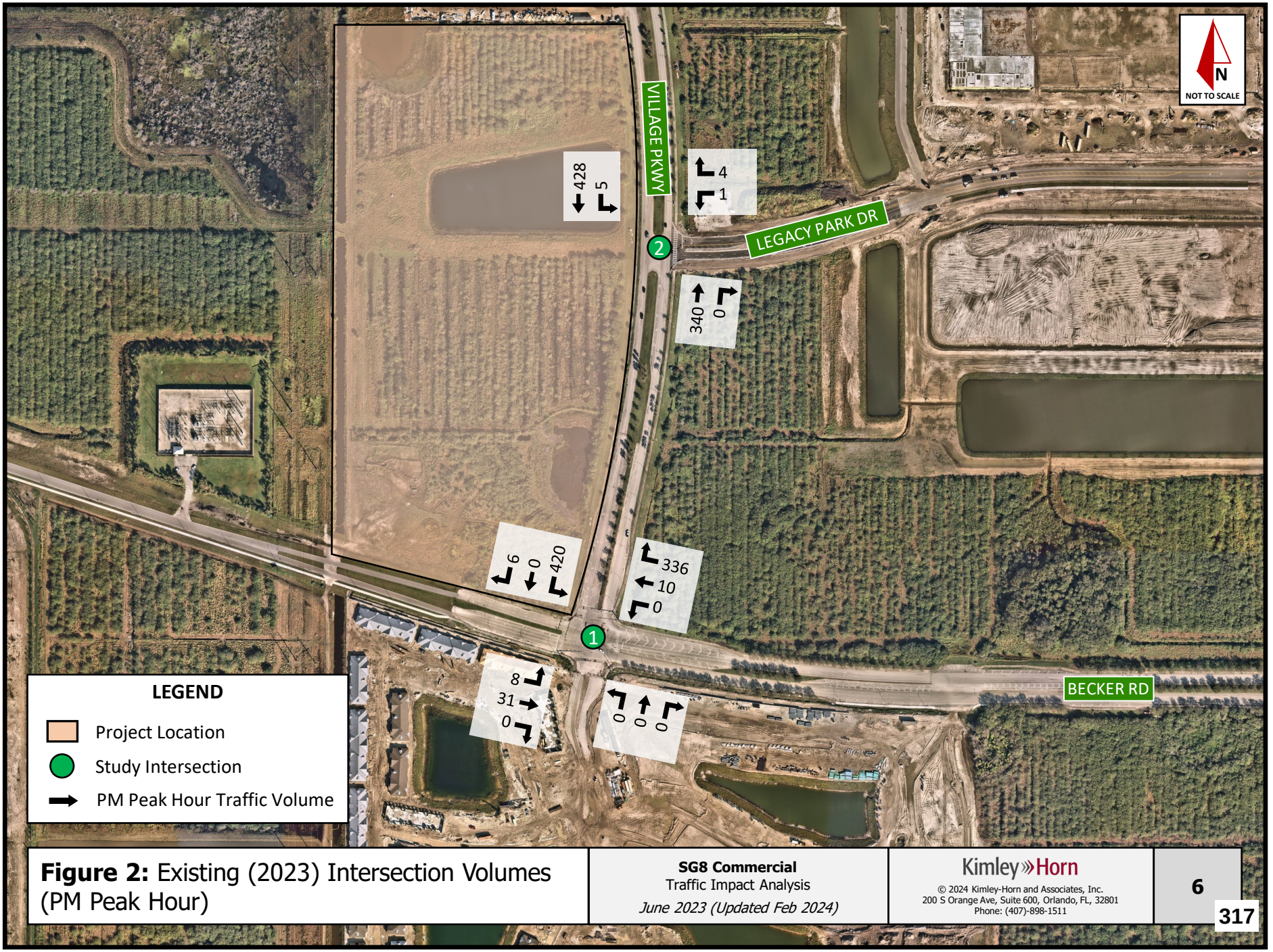


Figure 2: Existing (2023) Intersection Volumes (PM Peak Hour)

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3.0 DEVELOPMENT TRAFFIC

The proposed SG8 Commercial development will consist of the uses summarized below.

- ±136,789 SF home improvement store
- ±5,915 SF gas station with 16 fueling pumps
- ±2,526 SF coffee shop with a drive-through window
- ±7,000 SF restaurant with drive-through window (two separate ±3,500 SF restaurants)
- ±7,500 SF of medical clinic
- ±5,000 SF of day care facility
- ±560 multifamily dwelling units

The latest industry standards were referenced to evaluate the new external trips to be generated by the site at buildout in 2026. The latest adopted regional travel demand model was used to forecast the distribution of trips throughout the study area.

3.1 TRIP GENERATION

Trip generation rates for the proposed development at buildout were calculated using the 11th Edition of the Institute of Transportation Engineers' (ITE) *Trip Generation Manual, 11th Edition*. The following ITE Land Use Codes (LUCs) were used to estimate the project trips.

- ITE LUC 862 – Home Improvement Superstore
- ITE LUC 945 – Convenience Store/Gas Station (16-24 vehicle fueling pumps)
- ITE LUC 937 – Coffee/Donut Shop with Drive-Through Window
- ITE LUC 934 – Fast Food Restaurant with Drive-Through Window
- ITE LUC 630 – Clinic
- ITE LUC 565 – Day Care Center
- ITE LUC 220 – Multifamily Housing (Low-Rise)

Internal Capture reductions were taken using procedures published in the ITE Trip Generation Handbook, 3rd Edition, Internal Capture Reduction Calculation Spreadsheet. Internal Capture was capped at 10% Pass-by reductions were taken using procedures published in the ITE Trip Generation Manual, 11th Edition. Relevant excerpts from the ITE Trip Generation Manual are included in **Appendix I.**

The proposed SG8 Commercial development is anticipated to generate approximately 13,791 daily trips and 1,041 PM peak hour trips (546 inbound / 494 outbound). **Table 4** provides the daily and PM peak hour trip generation summaries for the project.

3.2 TRIP DISTRIBUTION

Projected traffic demand of project trips on study roadways was derived with the use of the latest adopted regional travel demand model. Land use data for the project was entered into a new traffic analysis zone (TAZ) within the Treasure Coast Regional Planning Model (TCRPM 5.0) model set and situated within the existing roadway network. The model was used to assign trips for all trip purposes between allocated origin and destination pairs using project buildout year model data. Trip distribution for the project was extracted from the completed model assignment and reviewed for logic based on engineering judgement. The resulting model plot showing percent of daily project distribution is provided in **Appendix J**.

Daily model project distribution was referenced to manually assign project distribution at study area intersections and driveways in general accordance with model output. **Figure 3** displays the project distribution generated by the proposed development at study area intersections and driveways.

3.3 TRIP ASSIGNMENT

Project trips were assigned to the study area based on project trip distribution percentages. **Figure 4** shows the anticipated PM peak hour project movements at study area intersections and driveways generated by the proposed development.

3.4 PASS-BY

A pass-by reduction was applied to the trips generated by the ±136,789 SF home improvement store, ±5,915 SF gas station with 16 fueling pumps, ±2,526 SF coffee shop, ±7,000 SF fast-food restaurant with drive-through window, and ±560 multifamily dwelling units.

It is anticipated that the pass-by traffic distribution will follow existing traffic patterns. Therefore, half of pass-by trips are assumed coming to/from north of the development on Village Parkway and half of pass-by trips were assumed coming to/from east of the development on Becker Road.

Per St Lucie TPO's *Standardized Traffic Impact Study Methodology and Procedures*, pass-by is capped at 10% of the adjacent street traffic volume. Traffic volumes from the St Lucie TPO's Traffic Counts and Level of Service Report were used to determine the maximum pass-by trip reduction. Traffic volumes from the adjacent segment of Village Parkway and the nearest segment of Becker Road were used. **Table 3** provides the Daily, AM Peak Hour, and PM Peak Hour traffic volumes that were used to determine the adjacent street volume.

Table 3: Adjacent Street Traffic

Roadway	Location	AADT[1]	AM Peak Hour Volume	PM Peak Hour Volume
Becker Road	Village Parkway to I-95	5,800	441	398
Village Parkway	Becker Road to Discovery Way	27,500	1,295	1,331
	Total:	33,300	1,736	1,729
	10% of Total:	**3,330**	**174**	**173**

Note 1: AADT volume is from St Lucie TPO's Traffic Counts and Level of Service Report (2023).

Figure 5 displays the pass-by trip distribution and assignment at the study area intersections and driveways.

Table 4: Trip Generation Summary

Land Use	Intensity			Daily Trips	AM Peak Hour of Adjacent Street Traffic			PM Peak Hour of Adjacent Street Traffic		
					Total	In	Out	Total	In	Out
Proposed Development[1]										
Home Improvement Superstore	136,789 SF			4,205	207	118	89	313	153	160
Convenience Store/Gas Station	5,915 SF			7,591	540	270	270	467	234	233
Coffee/Donut Shop with Drive-Thru Window	2,526 SF			1,348	217	111	106	98	49	49
Fast-Food Restaurant with Drive-Through Window	3,500 SF			1,636	156	80	76	116	60	56
Clinic	7,500 SF			282	21	17	4	28	8	20
Day Care Center	5,000 SF			238	55	29	26	56	26	30
Multifamily Housing (Low-Rise)	560 DU			3,665	196	47	149	261	164	97
	Subtotal			*18,965*	*1,392*	*672*	*720*	*1,339*	*694*	*645*
Internal Capture[2]	Daily	AM	PM							
Retail	10.0%	9.9%	10.0%	1,180	74	26	48	78	35	43
Restaurant	10.0%	10.0%	10.0%	298	37	26	11	21	9	12
Residential	10.0%	10.0%	10.0%	367	20	2	17	26	16	10
	Subtotal			*1,845*	*131*	*55*	*76*	*126*	*61*	*65*
Pass-By Traffic[3]	Daily	AM	PM							
Home Improvement Superstore	42%	42%	42%	1,766	87	43	44	131	66	65
Convenience Store/Gas Station	75%	76%	75%	5,693	410	205	205	350	175	175
Coffee/Donut Shop with Drive-Thru Window	50%	50%	55%	674	109	54	55	54	27	27
Fast-Food Restaurant with Drive-Through Window	50%	50%	55%	818	78	39	39	64	32	32
	Subtotal			*8,951*	*684*	*341*	*343*	*599*	*300*	*299*
	Daily	AM	PM							
10% of Adjacent Street Traffic	10%	10%	10%	3,330	174	87	87	173	87	87
	Maximum Pass-By			*3,330*	*174*	*87*	*87*	*173*	*87*	*86*
Driveway Volumes				**17,121**	**1,261**	**617**	**644**	**1,214**	**633**	580
TOTAL NET NEW TRIPS				**13,791**	**1,087**	**530**	**557**	**1,041**	**546**	**494**

Note 1: Trip Generation was calculated using the data from ITE's Trip Generation Manual, 11th Edition.

Note 2: Internal Capture based on ITE Trip Generation Handbook, 3rd Edition, Internal Capture Reduction Calculation Spreadsheet. Internal Capture was capped at 10% of the total generated trips.

Note 3: Pass-By rates calculated using the data from the Appendices of the ITE's Trip Generation Manual. Pass-By rate was capped at 10% of adjacent street traffic based upon traffic volume information along Village Parkway and Becker Road within the latest St. Luce TPO Traffic Counts and Level of Service Report 2023.

Home Improvement Superstore [ITE 862]

Daily	T = 30.74*(X); (X is SF/1000)
AM Peak Hour of Adjacent Street	T = 1.51*(X); (X is SF/1000); (57% in/ 43% out)
PM Peak Hour of Adjacent Street	T = 2.29*(X); (X is SF/1000); (49% in/ 51% out)

Convenience Store/Gas Station - GFA (5.5-10k) [ITE 945]

Daily	T = 345.75*(X); (X is number of vehicle fueling positions)
AM Peak Hour of Adjacent Street	T = 31.60*(X); (X is number of vehicle fueling positions); (50% in/ 50% out)
PM Peak Hour of Adjacent Street	T = 26.90*(X); (X is number of vehicle fueling positions); (50% in/ 50% out)

Coffee/Donut Shop with Drive-Through Window [ITE 937]

Daily	T = 533.57*(X); (X is SF/1000)
AM Peak Hour of Adjacent Street	T = 85.88*(X); (X is SF/1000); (51% in/ 49% out)
PM Peak Hour of Adjacent Street	T = 38.99*(X); (X is SF/1000); (50% in/ 50% out)

Fast Food Restauraunt with Drive-Through Window [ITE 934]

Daily	T = 467.48*(X); (X is SF/1000)
AM Peak Hour of Adjacent Street	T = 44.61*(X); (X is SF/1000); (51% in/ 49% out)
PM Peak Hour of Adjacent Street	T = 33.03*(X); (X is SF/1000); (52% in/ 48% out)

Clinic [ITE 630]

Daily	T = 37.60*(X); (X is SF/1000)
AM Peak Hour of Adjacent Street	T = 2.75*(X); (X is SF/1000); (81% in/ 19% out)
PM Peak Hour of Adjacent Street	T = 3.69*(X); (X is SF/1000); (30% in/ 70% out)

Day Care Center [ITE 565]

Daily	T = 47.62*(X); (X is SF/1000)
AM Peak Hour of Adjacent Street	T = 11.00*X; (X is SF/1000); (53% in/ 47% out)
PM Peak Hour of Adjacent Street	T = 11.12*(X) ; (X is SF/1000); (47% in/ 53% out)

Multifamily Housing (Low-Rise) [ITE 220]

Daily	T = 6.41*(X)+75.31; (X is DU)
AM Peak Hour of Adjacent Street	T = 0.31*(X)+22.85; (X is DU); (24% in/ 76% out)
PM Peak Hour of Adjacent Street	T = 0.43*(X)+20.55; (X is DU); (63% in/ 37% out)

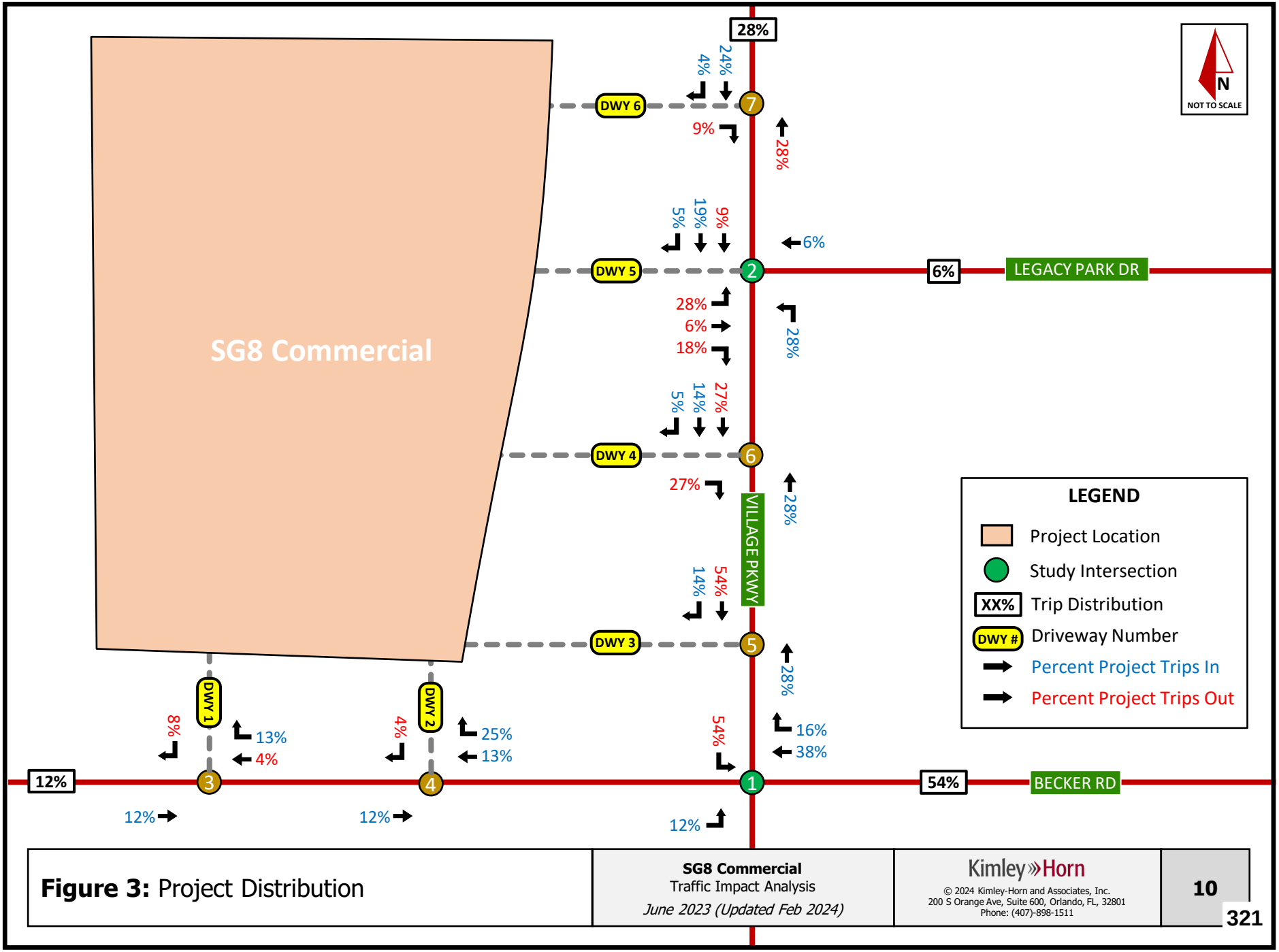


Figure 3: Project Distribution

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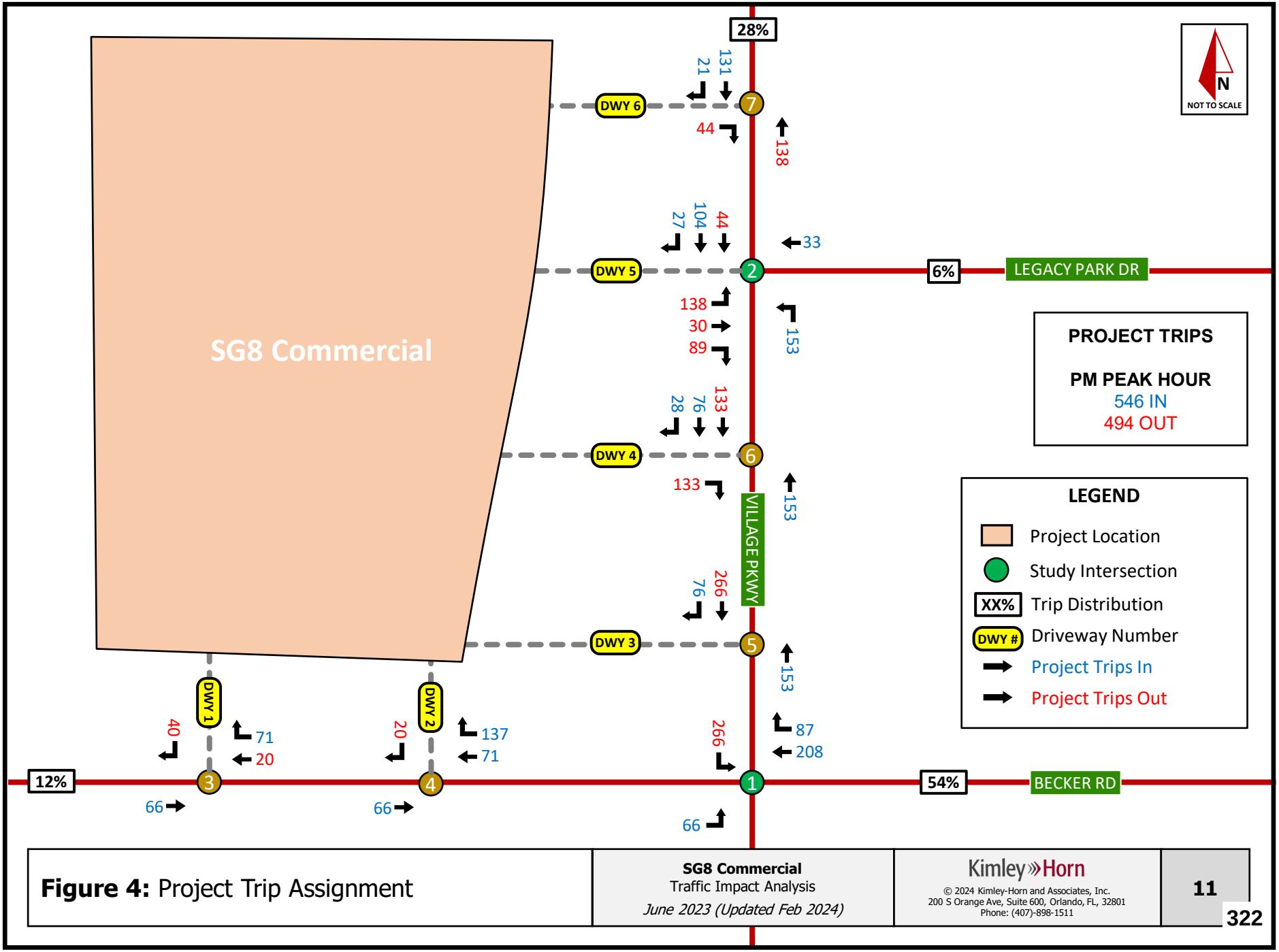


Figure 4: Project Trip Assignment

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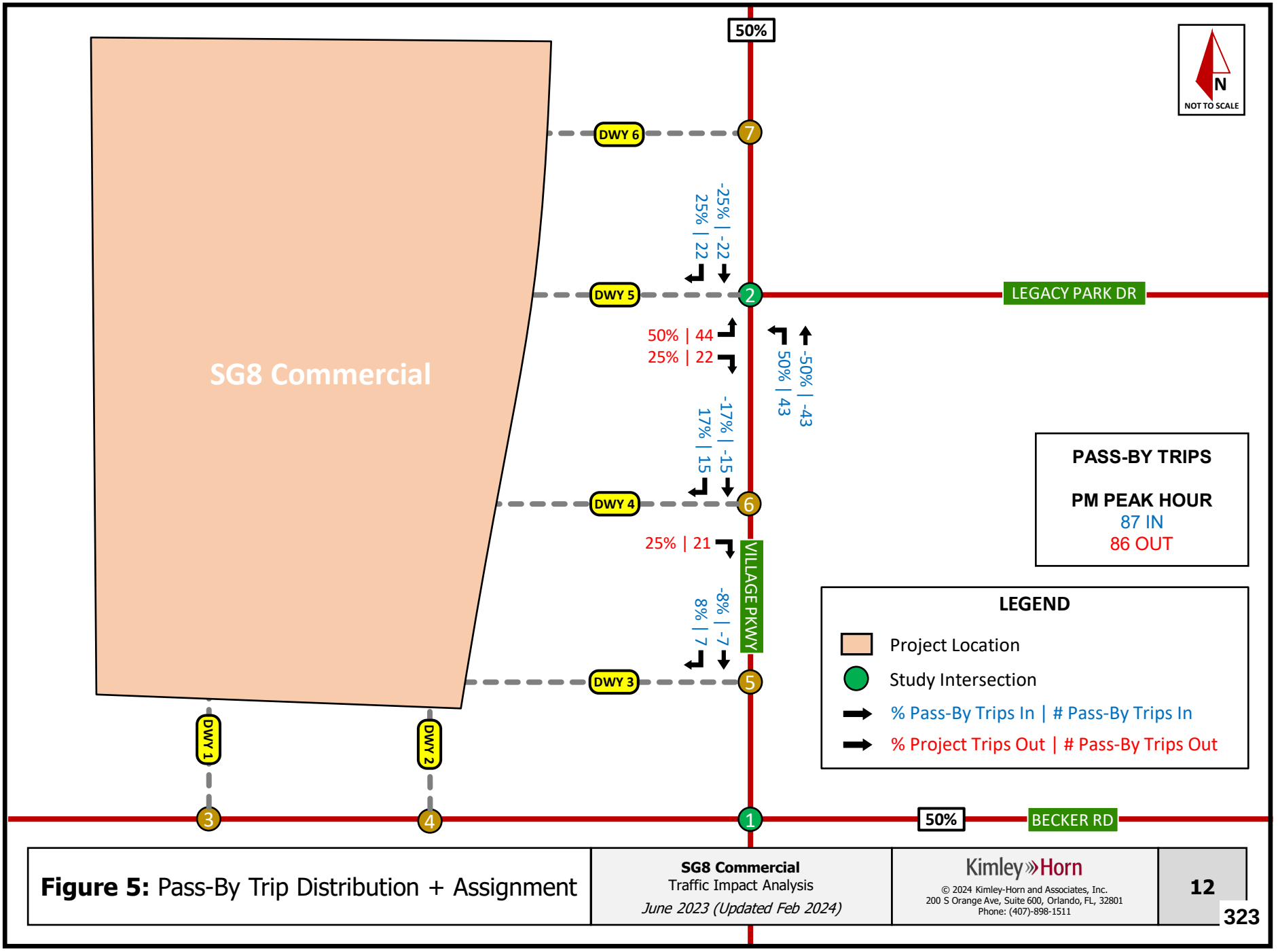


Figure 5: Pass-By Trip Distribution + Assignment

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4.0 BACKGROUND CONDITIONS ANALYSIS – YEAR 2026

4.1 BACKGROUND TRAFFIC

Traffic conditions were evaluated for year 2026 background conditions, without the impact of project trips on the roadway network. Background volumes at study intersections were grown by applying a growth rate to existing traffic volumes. Due to the rapid pace of development, deriving growth rates from historical AADTs results in annual growth rate that does not reflect the level of growth in the area. To predict a reasonable growth rate, vested trips from nearby developments will be added to existing traffic volumes. The Bureau of Economic and Business Research (BEBR) provides low, medium, and high potential growth rates in five-year increments for each county in Florida. Under medium growth conditions, year-over-year population growth in St Lucie County from 2021 to 2025 is 2.23%, whereas under high growth conditions, year-over-year population growth is 3.22% for the same period. Therefore, the applied year-over year growth rate shall not exceed 3.22%.

The model output is provided within **Appendix J.** BEBR growth rate calculations and excerpts pertaining to the vested trip developments are provided within **Appendix L.**

Background growth and vested trips are shown in the intersection turning movement volume development worksheets provided in **Appendix F.**

4.2 FUTURE IMPROVEMENTS

Based on a review of roadway and/or intersection improvements funded for construction in the St Lucie TPO's Transportation Improvement Program (TIP), FDOT's Five-Year Work Program, and the City of Port St Lucie's Capital Improvement Plan, the following capacity-related intersection or roadway improvements were identified within the study area.

- Port St Lucie Boulevard from Becker to Paar Drive – widen from 2- to 4-lanes (estimated completion 2028) [FDOT Work Program Item 4317523]
- Port St Lucie Boulevard from Paar Drive to Alcantarra Boulevard – widen from 2- to 4-lanes (estimated completion 2026) [FDOT Work Program Item 4317523]
- Port St Lucie Boulevard from Alcantarra Boulevard to Darwin Boulevard – widen from 2- to 4-lanes (completed 2023)

Information detailing these improvements are provided in **Appendix L**. Improvements estimated to be completed in 2026 or before were incorporated into background (2026) traffic conditions analysis.

4.3 BACKGROUND INTERSECTION ANALYSIS

Intersection operational analyses were performed for background (2026) conditions for the PM peak hour using procedures outlined in the *Highway Capacity Manual, 6th Edition* (HCM 6) with Synchro (v11) software. **Figure 6** illustrates turning movement volumes for background conditions at the study intersections. Intersection level of service (LOS) and maximum volume to capacity (v/c) ratios for background conditions during the AM and PM peak hour background conditions are provided in **Tables 5 and 6** Synchro outputs are provided in **Appendix H**.

As shown in **Table 5**, all study intersections are anticipated to operate with acceptable LOS and v/c ratios during the background PM peak hour conditions.

Table 5: Background PM Peak Hour Intersection Conditions (2026)

Background Conditions (2026)				
	Control Type	PM Peak Hour		
		LOS	Delay (s)	Max V/C Ratio
Becker Road & Village Parkway	Signalized	D	54.6	0.94
Village Parkway & Legacy Park Drive	Unsignalized (TWSC)	C	11.1	0.01

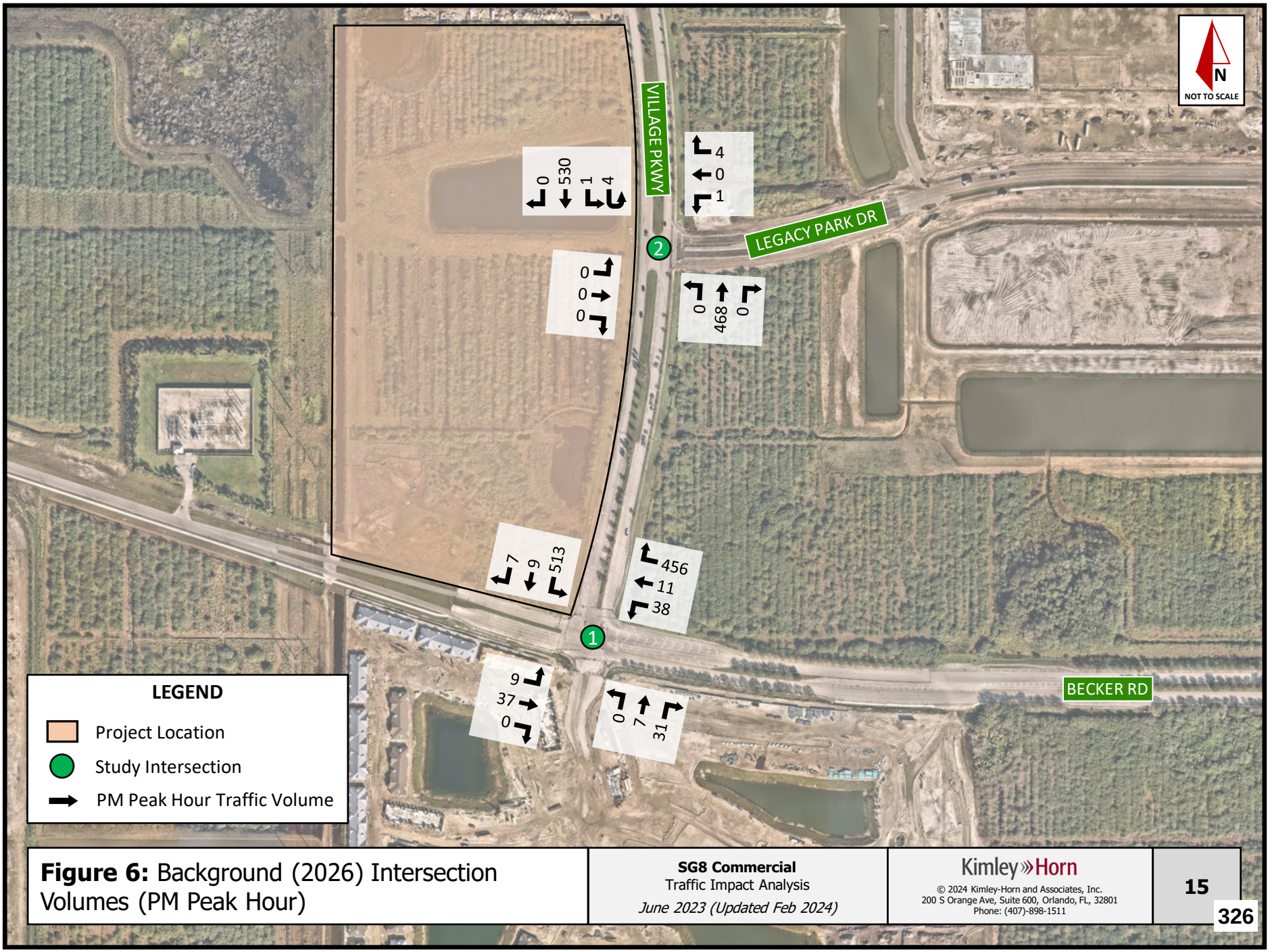


Figure 6: Background (2026) Intersection Volumes (PM Peak Hour)

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5.0 BUILDOUT CONDITIONS ANALYSIS – YEAR 2026

5.1 BUILDOUT TRAFFIC

Future traffic conditions for the proposed development were evaluated for year 2026 buildout conditions. Buildout volumes were developed by adding anticipated project trips to year 2026 background volumes. Intersection turning movement volume development worksheets for all intersections are provided in **Appendix F.**

5.2 BUILDOUT INTERSECTION ANALYSIS

Intersection operational analyses were performed for buildout (2026) conditions for the PM peak hour using procedures outlined in the *Highway Capacity Manual, 6th Edition* (HCM 6) with Synchro (v11) software.

Figure 7 illustrates turning movement volumes for buildout conditions at the study intersections and driveways. Intersection level of service (LOS) and maximum volume to capacity (v/c) ratios for the buildout conditions during the PM peak hour are provided in **Table 6**. Synchro outputs are provided in **Appendix H**. Note that Synchro is unable to analyze intersections where none of the approaches are stop controlled.

Table 6: Buildout (2026) Intersection Conditions (PM Peak Hour)

Buildout (2026) Conditions				
Intersection	**Control Type**	**PM Peak Hour**		
		LOS	**Delay (s)**	**Max V/C Ratio**
Becker Road & Village Parkway	Signalized	F	134.8	1.36
Village Parkway & Legacy Park Drive / Project Driveway 5	Unsignalized (TWSC)	F / D	119.1 / 30.8	1.01
Becker Road & Project Driveway 1	Unsignalized (TWSC)	A	8.6	0.04
Becker Road & Project Driveway 2	Unsignalized (TWSC)	A	8.7	0.02
Village Parkway & Project Driveway 3	Unsignalized (Ingress-Only)	-	-	-
Village Parkway & Project Driveway 4	Unsignalized (TWSC)	B	13.2	0.28
Village Parkway & Project Driveway 6	Unsignalized (TWSC)	B	11.3	0.08

As shown in **Table 6**, all study intersections are expected to operate with acceptable LOS and v/c ratios during the buildout (2026) PM peak hour conditions with the exceptions of Becker Road & Village Parkway and Village Parkway & Legacy Park Drive / Project Driveway 5.

The Becker Road at Village Parkway intersection will have a new south leg (America Walks Boulevard) constructed to accommodate a vested development (America Walks). Additionally, the westbound approach will be restriped for westbound left turn movements. The southbound approach has sufficient width to allow restriping the southbound approach to accommodate four to five approach lanes.

With improvements consisting of restriping the southbound approach to full buildout and minor signal timings adjustments, Becker Road & Village Parkway is anticipated to operate acceptably at LOS D with a v/c ratio of less than 1.0 under improved buildout conditions.

The eastbound approach at the intersection of Village Parkway & Legacy Park Drive / Project Driveway 5 is expected to operate at LOS F with a v/c ratio of more than 1.0 during future PM buildout total traffic conditions. A signal location and cost sharing report, conducted by Mackenzie Engineering & Planning, Inc., was prepared to determine the anticipated intersection improvements, including signalization, needed to support future development in the Southern Grove development. The report states that signal design and installation procedures are recommended when 75 peak hour left-turns are anticipated on roads with 45 MPH, including Village Parkway. The report identifies the intersection of Village Parkway & Legacy Park Drive/Project Driveway 5 as an intersection to be signalized when this threshold is met. Excerpts from the report are included in **Appendix M**. Based on comments from the City about trip generation rates, it was determined that even with just the first stage of development, which includes only the home improvement superstore and gas convenience store/gas station, the 75 peak hour left-turn threshold is expected to be met. Therefore, a signal will be installed at Village Parkway & Legacy Park Drive/Project Driveway 5. Under signalized control, the intersection of Village Parkway & Legacy Park Drive/Project Driveway 5 is anticipated to operate acceptably at LOS B with a v/c ratio of less than 1.0 under improved buildout conditions.

Table 7 summarizes the intersections' operations with improvements.

Table 7: Improved Buildout (2026) Intersection Conditions (PM Peak Hour)

Intersection	Control Type	Improvements	Buildout (2026) Conditions with Improvements		
			PM Peak Hour		
			LOS	Delay (s)	Max V/C Ratio
Becker Road & Village Parkway	Signalized	Restripe approaches & minor signal timing modifications	D	48.4	0.90
Village Parkway & Legacy Park Drive / Project Driveway 5	Signalized	Signal Installation	B	10.8	0.51

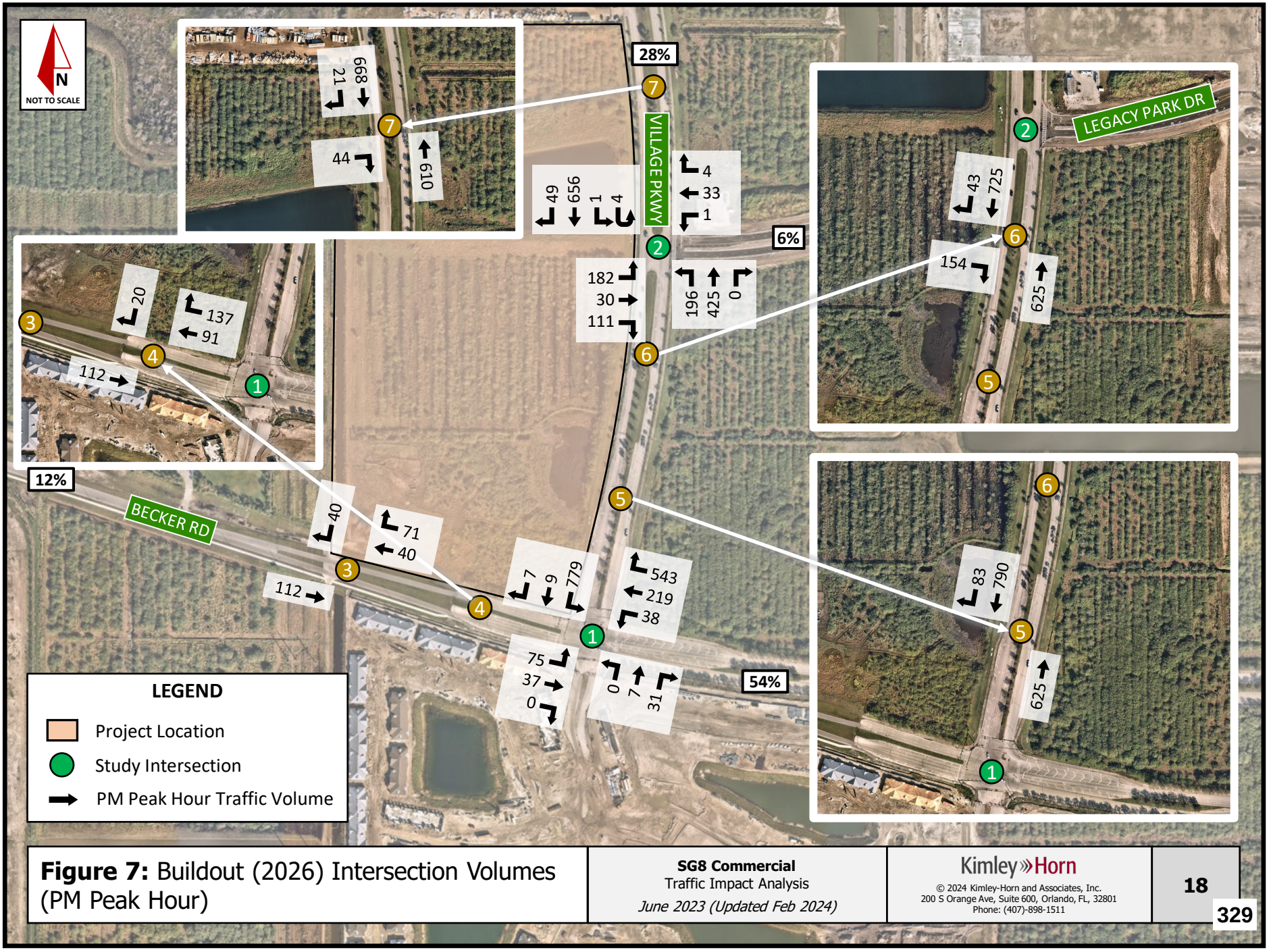


Figure 7: Buildout (2026) Intersection Volumes (PM Peak Hour)

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6.0 ROADWAY SEGMENT CAPACITY ANALYSIS

A PM peak hour roadway segment capacity analysis was performed for segments where the project traffic exceeds 5% or more of the capacity for the minimum acceptable level of service to determine existing (2023), background (2026), and buildout (2026) conditions.

Existing peak hour volumes for all study roadway segments were obtained from field collected traffic counts, or, where field collected counts were not available, volumes were obtained from St Lucie TPO's Traffic Data Management System. Excerpts from the Traffic Data Management System are included in **Appendix C** and field collected traffic counts are provided in **Appendix D**. Background (2026) peak hour volumes were derived by adding vested trips, however where vested trips do not equate to at least a 3.22% growth rate, a 3.22% annual growth was applied to existing (2023) volumes. Buildout (2026) peak hour volumes were determined by applying project traffic to background (2026) directional peak hour volumes. The projected traffic volumes on the study roadway segments were compared to the adopted peak hour, peak direction maximum service volume.

All study segments are anticipated to operate with acceptable level of service during the PM peak hour under existing conditions, future background traffic conditions, and buildout traffic conditions except for the following deficiencies:

- Port St Lucie Boulevard from Paar Drive to Tulip Boulevard which operates with a v/c ratio greater than 1.0 during PM existing traffic conditions. It should be noted that Port St Lucie Boulevard from Alcantarra Boulevard to Tulip Blvd has been widened from 2- to 4-lanes (estimated complete in Winter 2023). The segment of Port St Lucie Boulevard from Paar Drive to Alcantarra Boulevard is under construction to be widened from 2- to 4-lanes and completion is anticipated in 2026. Roadway improvement information is provided in **Appendix L.** These improvements were incorporated into the background (2026) and buildout (2026) scenario analysis. No roadway capacity deficiencies were identified as a result of project traffic.
- Savona Boulevard from Becker Road to Paar Drive which operates with a v/c ratio greater than 1.0 during PM background traffic conditions. Widening from a 2-lane to 4-lane roadway allows for acceptable operating conditions under the background and buildout scenarios. No roadway capacity deficiencies were identified as a result of project traffic.

The existing (2023) PM roadway segment analysis is detailed in **Table 8**. The future background (2026) PM roadway segment analysis is detailed **Table 9**. The improved future background (2026) PM roadway segment analysis is detailed **Table 10**. The total buildout (2026) PM roadway segment analysis is detailed in **Table 11.**

Table 8: Existing Conditions Roadway Segment Analysis (PM Peak Hour)

Roadway		Roadway Characteristics					Most Recent PHPD Volumes[4]			Growth Rate	Existing PHPD Conditions - 2023			
		Functional Classification[1]	Area Type[1]	Adopted LOS[2]	Number of Lanes	PHPD MSV[3]	Year of Count	NB/EB	SB/WB		2023 Volumes[3]		V/C Ratio	Deficient?
From	To										NB/EB	SB/WB		
SW Becker Road														
Village Parkway	I-95	Principal Arterial	U	E	6	3,170	2023	442	339	-	442	339	0.14	No
I-95	Savona Boulevard	Principal Arterial	U	E	4	2,000	2023	1,690	705	-	1690	705	0.85	No
Savona Boulevard	Port St Lucie Boulevard	Minor Arterial	U	E	4	2,100	2023	1,424	1,424	-	1424	1424	0.68	No
Village Parkway														
Becker Road	Discovery Way	Principal Arterial	U	E	4	1,710	2023	341	425	-	341	425	0.25	No
Savona Boulevard														
Becker Road	Paar Drive	Principal Arterial	U	E	2	790	2021	738	249	3.22%	786	265	0.99	No
Port St Lucie Boulevard														
Becker Road	Paar Drive	Principal Arterial	U	E	2	920	2023	774	774	-	774	774	0.84	No
Paar Drive	Tulip Boulevard	Principal Arterial	U	E	2	700	2023	774	774	-	774	774	1.11	Yes

Notes:

1. Obtained from City of Port St Lucie Road Function Classification GIS web app.
2. Obtained from City of Port St Lucie Comprehensive Plan, Transportation Element.
3. Data obtained from St Lucie TPO Traffic Counts and Level of Service Report (2023).
4. If field collected traffic counts are not available, data was obtained from the St Lucie TPO Traffic Data Management System GIS Web App or the 2023 Traffic Counts and Level of Service Report.

Table 9: Background Conditions Roadway Segment Analysis (PM Peak Hour)

Roadway		Roadway Characteristics			Applied Growth Rate [2]	Vested Trip Volumes [3]		Background PHPD Conditions - 2026			
		PHPD MSV [1]	2023 Volumes					2026 Volumes[4]		V/C Ratio	Deficient?
From	To		NB/EB	SB/WB		NB/EB	SB/WB	NB/EB	SB/WB		
SW Becker Road											
Village Parkway	I-95	3,170	442	339	0.00%	138	220	580	559	0.18	No
I-95	Savona Boulevard	2,000	1,690	705	0.00%	122	192	1,812	897	0.91	No
Savona Boulevard	Port St Lucie Boulevard	2,100	1,424	1,424	0.00%	122	192	1,546	1,616	0.77	No
Village Parkway											
Becker Road	Discovery Way	1,710	341	425	0.00%	158	124	499	549	0.32	No
Savona Boulevard											
Becker Road	Paar Drive	790	786	265	3.22%	0	0	861	291	1.09	Yes
Port St Lucie Boulevard											
Becker Road	Paar Drive	920	774	774	3.22%	0	0	849	849	0.92	No
Paar Drive	Tulip Boulevard	1,630	774	774	3.22%	0	0	849	849	0.52	No

Notes:
1. Obtained from St Lucie TPO Traffic Counts and Level of Service Report (2023). The updated PHPD MSV for Port St Lucie Boulevard was derived from FDOT's QLOS Tables (2023).
2. Background volumes obtained by adding vested trips. Where vested trips are not present or do not equate to at least 3.22% growth, a 3.22% growth rate was applied.
3. Vested trips are from Capstone Port St Lucie and America Walks - Senior Living
4. Future non-project traffic volumes are the summation of the existing peak season volumes, ambient background growth, and vested trips.

Table 10: Improved Background Conditions Roadway Segment Analysis (PM Peak Hour)

Roadway		Roadway Characteristics			Applied Growth Rate [2]	Vested Trip Volumes [3]		Background PHPD Conditions - 2026			
		PHPD MSV [1]	2023 Volumes					2026 Volumes[4]		V/C Ratio	Deficient?
From	To		NB/EB	SB/WB		NB/EB	SB/WB	NB/EB	SB/WB		
Savona Boulevard											
Becker Road	Paar Drive	1,630	786	265	3.22%	0	0	861	291	0.53	No

Notes:
1. Updated peak PHPD MSV is derived from FDOT's QLOS tables (2023).
2. Background volumes obtained by adding vested trips. Where vested trips are not present or do not equate to at least 3.22% growth, a 3.22% growth rate was applied.
3. Vested trips are from Capstone Port St Lucie and America Walks - Senior Living
4. Future non-project traffic volumes are the summation of the existing peak season volumes, ambient background growth, and vested trips.

Table 11: Buildout Conditions Roadway Segment Analysis (PM Peak Hour)

IN 546 OUT 494

Roadway		PHPD MSV [1]	Peak Hour Trips = 946			Buildout Conditions			
			% Assign [2]	Project Trips		Buildout Volumes [3]		V/C Ratio	Deficient ?
From	To			NB/EB	SB/WB	NB/EB	SB/WB		
SW Becker Road									
Village Parkway	I-95	3,170	54%	267	295	847	854	0.27	No
I-95	Savona Boulevard	2,000	36%	178	197	1,990	1,094	0.99	No
Savona Boulevard	Port St Lucie Boulevard	2,100	21%	104	115	1,650	1,731	0.82	No
Village Parkway									
Becker Road	Discovery Way	1,710	54%	267	295	765	843	0.49	No
Savona Boulevard									
Becker Road	Paar Drive	1,630	8%	40	44	901	334	0.55	No
Port St Lucie Boulevard									
Becker Road	Paar Drive	920	5%	25	27	873	876	0.95	No
Paar Drive	Tulip Boulevard	1,630	4%	20	22	869	871	0.53	No

Notes:

1. Peak hour peak directional service volumes were obtained from the St Lucie TPO Traffic Counts and Level of Service Report (2023).
2. The percent project traffic is the maximum across the segment.
3. Buildout project traffic volumes are the summation of future non-project traffic and project traffic.

7.0 SITE ACCESS

Site access will be provided via driveways on Becker Road and Village Parkway, as follows:

- One (1) full access driveway on Village Parkway aligned with Legacy Park Drive
- Two (2) right-in/right-out driveways on Village Parkway
- One (1) right-in only driveway on Village Parkway
- Two (2) right-in/right-out driveways on Becker Road

Site access details are provided in the conceptual site plan in **Appendix A**.

8.0 TURN LANE ANALYSIS

Driveway and auxiliary turn lane criteria provided in FDOT's Access Management Guidebook, FDOT's Design Manual (FDM), and City of Port St Lucie's Engineering Standards for Land Development document was reviewed under future traffic conditions to determine access management conditions and auxiliary turn lane requirements at project access points.

Ingress right turn lanes are proposed at Project Driveway 1, Project Driveway 2, Project Driveway 3, and Project Driveway 4, therefore the need for these turn lanes was not evaluated.

The need for ingress right turn lanes at Project Driveways 5 and 6 were evaluated using on FDOT guidance. FDOT Access Management Guidebook, Table 27, provides guidance for exclusive right turn lanes. For multilane roadways of 45 MPH or less, including Village Parkway, 80-125 right turns per hour is the threshold for recommending a right turn lane. As shown in **Figure 7,** 49 vehicles are expected to make the southbound right into the site at Project Driveway 5 (Intersection 2) and 21 vehicles are expected to make the southbound right into the site at Project Driveway 6 (Intersection 7) and therefore ingress southbound right turn lanes are not recommended at Project Driveways 5 and 6.

The existing northbound U-turn lane at the intersection of Village Parkway & Project Driveway 1 / FedEx entrance will be converted into a northbound left turn lane. The converted turn lane was evaluated to determine if sufficient length, including deceleration and storage, to accommodate buildout (2026) project traffic volume projections.

The total turn lane length is required to accommodate the minimum deceleration required in the 2023 FDOT Design Manual (FDM), Exhibit 212-1 and the expected 95th percentile queue as calculated using Synchro 11. The summary of the queue length evaluation for the existing ingress left-turn lane on Village Parkway is provided in **Table 11.**

Table 12: Buildout Traffic Conditions – Existing Ingress Turn Lane Summary

Intersection	Existing Total Turn Lane Length (ft)	Proposed Turn Lane Length (ft)	Required Deceleration (ft) [1]	95th Percentile Queue Length (ft) [2]	Existing Storage Length Sufficient? (Y/N) [3]
Village Parkway & Legacy Park Drive / Project Driveway 5 Northbound Left-Turn Lane	325	-	240	75	Y

Notes:

1. Based on the 2023 FDOT Design Manual.
2. Based on the 95th percentile back of queue length as reported in Synchro 11. Queue length was rounded up to the nearest 25 ft to accommodate for the average length of one vehicle.
3. The existing storage length was determined to be sufficient if the turn lane could accommodate the addition of the required deceleration length and 95th percentile queue length.

9.0 CONCLUSION

This traffic impact study was performed to analyze the traffic impacts associated with the SG8 Commercial development, a proposed development located in the City of Port St Lucie, Florida. The project is generally located in the northwest quadrant of the Becker Road at Village Parkway intersection. The project site is currently vacant. The analysis of the project site was based on the number of trips generated from the proposed land uses on the ±40.62-acre project site.

Operational analyses for existing, background, and buildout conditions during the PM peak hour were performed at all intersections within the study area. The study area intersections are anticipated to operate with acceptable LOS and volume to capacity (v/c) ratios during the existing, background, and buildout conditions with the exception of the intersections of Becker Road & Village Parkway and Village Parkway & Legacy Park Drive / Project Driveway 5 during buildout conditions. Minor geometry and signal timing improvements are recommended to mitigate the deficiency at Village Parkway & Becker Road under buildout conditions.

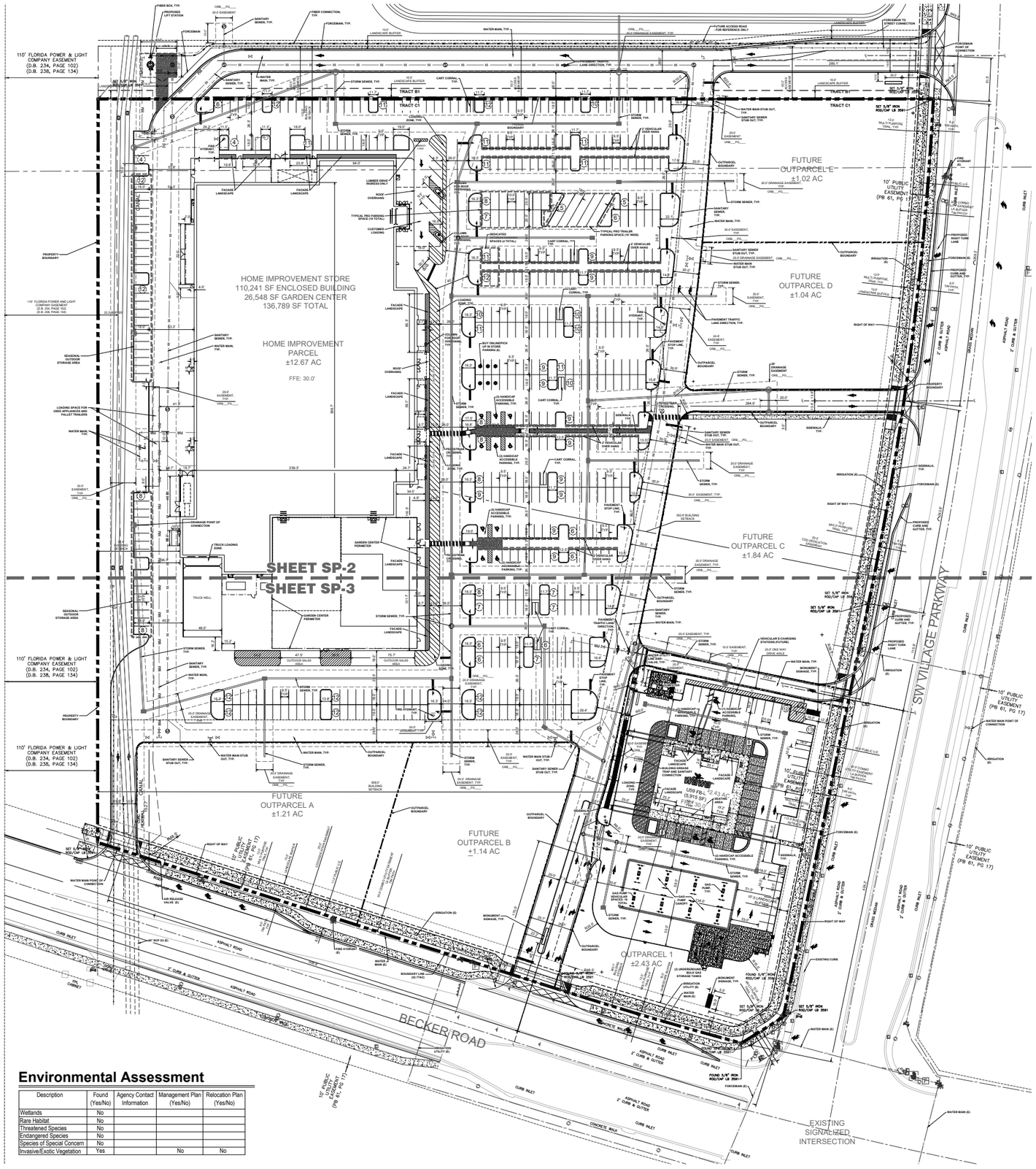
A signal location and cost sharing report, conducted by Mackenzie Engineering & Planning, Inc., was prepared to determine the anticipated intersection improvements, including signalization, needed to support future development in the Southern Grove development. The report states that signal design and installation procedures are recommended at Village Parkway & Legacy Park Drive/Project Driveway 5 when 75 peak hour left-turns are anticipated. Based on comments from the City about trip generation rates, it was determined that even with just the first stage of development, which includes only the home improvement superstore and gas convenience store/gas station, the 75 peak hour left-turn threshold is expected to be met. Therefore, a signal will be installed at Village Parkway & Legacy Park Drive/Project Driveway 5. With the installation of the signal, the intersection is anticipated to operate acceptably. No additional deficiencies were identified for the background and buildout scenarios.

The roadway capacity analysis concludes that all study segments are anticipated to operate with acceptable level of service during the PM peak hour under existing conditions, future background traffic conditions, and buildout traffic conditions except for the segments of Port St Lucie Boulevard from Paar Drive to Tulip Boulevard which operates with a v/c ratio greater than 1.0 under existing conditions and Savona Boulevard from Becker Road to Paar Drive which operates with a v/c ratio greater than 1.0 during PM background conditions. Funded improvements to Port St Lucie Boulevard are anticipated to be in place under background and buildout conditions. Improvements to mitigate for the background deficiency on Savona Boulevard from Becker Road to Paar Drive were identified in order to achieve acceptable operating conditions during the background scenario. No additional roadway capacity deficiencies were identified as a result of project traffic.

Site access will be provided via five driveways utilized exclusively by project traffic plus the intersection of Village Parkway & Legacy Park Drive / Project Driveway 5. With project traffic all site access connections and study area intersections are anticipated to operate acceptably.

A turn lane analysis was performed to determine if turn lanes are warranted where turn lanes do not exist currently or are not proposed to be installed as a part of this development. This analysis indicates the storage length of the existing northbound left-turn lane at the intersection of Village Parkway & Legacy Park Drive / Project Driveway 5 is sufficient upon buildout of the development and a southbound right turn lane is not required at Project Driveway 5 or Project Driveway 6. Ingress right-turn lanes are proposed at Project Driveway 1, Project Driveway 2, Project Driveway 3, and Project Driveway 4.

APPENDIX A
Site Plan



Environmental Assessment

Description	Found (Yes/No)	Agency Contact Information	Management Plan (Yes/No)	Relocation Plan (Yes/No)
Wetlands	No			
Rare Habitat	No			
Threatened Species	No			
Endangered Species	No			
Species of Special Concern	No			
Invasive/Exotic Vegetation	Yes		No	No

Phase 1 Building Setback Requirements*

	Provided Gas Station	Provided Home Improv.
Front:	113.3'	550.6'
Rear:	658'	97.4'
Side:	243.7'	132.6'

*Setbacks per SG8 MPUD. Future outparcels to have setbacks reviewed separately at the time of their submittal.

Building Data

Gross Floor Area:	116,156 s.f.
Maximum Proposed Building Height:	42'-8"
Building Coverage:	12.49%
Open Space:	41.88%
Maximum Building Height Commercial:	100'
Maximum Building Stories Commercial:	10

Parking Requirements

Building	Required	Provided
Gas Station	1 SP/ 200 SF	
5,915 SF Interior		
303 SF Exterior Seating		
6,218 SF Total	32	58
Home Improvement Store	4 SP/ 1,000 SF	
110,241 SF Interior		
26,548 SF Exterior		
136,789 Sf Total	547	548
Total	579	606
Handicap Parking	**Required**	**Provided**
2% of Parking in Parking Facility	11	14

Site Data:

Total Area :	930,118 SF	21.35 AC
Impervious Area:	540,551 SF	12.41 AC
Buildings:	116,156 SF	2.67 AC
Vehicular Use Area:	381,636 SF	8.76 AC
Sidewalks & Pedestrian Access:	42,759 SF	0.98 AC
Pervious Area:	389,567 SF	8.94 AC
Existing Land Use:	NCD	
Zoning:	SLC AG-5	

Traffic Statement

The proposed commercial development is anticipated to generate approximately 9,760 daily trips and 817 PM peak hour trips (402 inbound / 415 outbound) based upon trip generation potential developed using ITE's Trip Generation Manual, 11th Edition. Project trips were distributed onto the surrounding existing roadway network using the latest adopted regional travel demand model and were manually assigned at the study area intersections and project driveways.

Drainage Statement

The stormwater system for this project is part of the overall Southern Grove master drainage system and is designed to be consistent with the current approved conceptual permit. Stormwater will be treated through an off-site wet detention pond within the subject site's sub-basin and discharged to the D-08 canal, with an ultimate outfall to the C-23 canal. The system will be compliant with SFWMD treatment criteria. The Owner and Developer have agreed to deed restrict the property to eliminate the dry pre-treatment requirement.

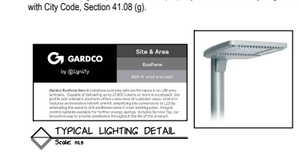
Environmental Assessment

The site is primarily undeveloped, comprised predominantly of lands previously converted to citrus groves, which are no longer in operation and are currently used for cattle grazing. The site also contains a man-made storm water pond that was built concurrently with the construction of Village Parkway. A portion of the property along the northern boundary has been cleared as part the adjacent development to the north and a portion of the property along the southern boundary was previously cleared to facilitate construction of Village Parkway.

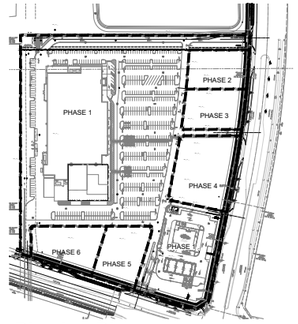
A review of historic aerial imagery indicates that the property has been in agricultural use for more than 30 years. The pattern of ditches that were constructed for drainage and irrigation of the former citrus grove remain in place on the site. The primary vegetative cover on the site is comprised of non-native pasture grasses, ruderal weeds, and invasive non-native species. Field observations in June 2023 confirmed that there are no remaining native or natural upland areas on the subject property.

General Notes:

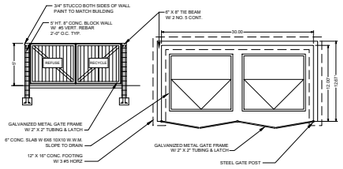
- Hazardous waste disposal shall comply with all federal, state and local regulations.
- All landscape areas abutting vehicular use areas shall be curbed or protected by curb stops.
- All building, parking and access areas shall document compliance with the requirements of the American Disabilities Act prior to the issuance of a building permit.
- Soil erosion and sediment control devices shall be in place prior to the comencement of construction activities.
- Landscaping shall be in accordance with the requirements of chapter 153 of the landscape code of the City of Port St. Lucie.
- No landscaping other than grasses shall be located within 10' of a City utility line or appurtenance. All other utilities shall be a minimum of 5' horizontal separation from City utility mains for parallel installations and a minimum 18" below City mains. (All measurements are taken from outside to outside.)
- No landscaping shall be placed in a manner that would create conflicts with the intended operation and maintenance of any existing utility.
- This application is not vested for any municipal fees. All fees are calculated at time of payment. This includes specifically impact fees, upland preserve fees and any administrative review fees for City Departments. No fees are vested based on date of City Council approval.
- Signs are not part of this review and shall be permitted separately from this application. (See Chapter 155 (Sign Code) City of Port St Lucie Land Development Regulations.)
- The property owner, contractor, and authorized representatives shall provide pickup, removal, and disposal of litter within the project limits and shall be responsible for maintenance of the area from the edge of pavement to the property line within the City's right-of-way in accordance with City Code, Section 41.08 (g).



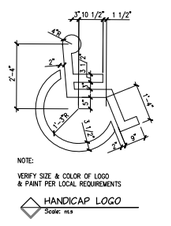
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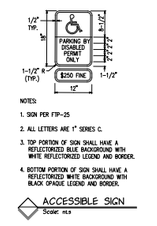
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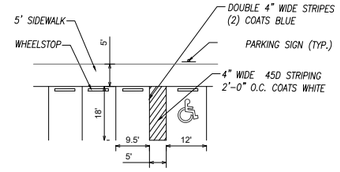
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Scale: n.t.s



HANDICAP LOGO
Scale: n.t.s



ACCESSIBLE SIGN
Scale: n.t.s



TYPICAL PARKING AND HANDICAP SPACE DETAIL
Scale: n.t.s

Legal Description:

ALL OF TRACT "C1", KENLEY ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 104, PAGE 16, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TOGETHER WITH:

A PORTION OF TRACT "B1", KENLEY ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 104, PAGE 16, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

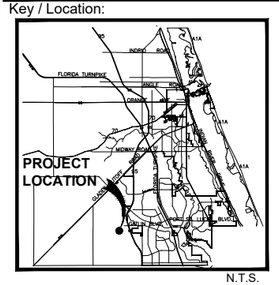
COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT "B1" OF THE PLAT OF KINLEY ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 104, PAGE 16, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THENCE ALONG THE SOUTH LINE OF SAID TRACT "B1", NORTH 90°00'00" WEST, A DISTANCE OF 989.04 FEET TO THE WEST LINE OF SAID TRACT "B1"; THENCE ALONG SAID WEST LINE, NORTH 00°02'34" EAST, A DISTANCE OF 62.49 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID WEST LINE, SOUTH 89°58'50" EAST TO THE EAST LINE OF SAID TRACT "B1", A DISTANCE OF 991.73 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT THROUGH AN ANGLE OF 09° 36' 01", FOR AN ARC LENGTH OF 665.03 FEET, HAVING A RADIUS OF 3969.00 FEET, AND WHOSE CHORD BEARS SOUTH 06° 52' 22" WEST FOR A DISTANCE OF 664.25 FEET; THENCE, SOUTH 11°40'22" WEST, A DISTANCE OF 461.19 FEET TO THE BEGINNING OF A CURVE TO THE LEFT THROUGH AN ANGLE OF 00° 41' 24", FOR AN ARC LENGTH OF 38.55 FEET, HAVING A RADIUS OF 3201.00 FEET; THENCE, SOUTH 58°01'46" WEST, A DISTANCE OF 38.56 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT THROUGH AN ANGLE OF 02° 36' 05", FOR AN ARC LENGTH OF 223.61 FEET, HAVING A RADIUS OF 4925.00 FEET, AND WHOSE CHORD BEARS NORTH 73° 37' 22" WEST FOR A DISTANCE OF 223.59 FEET; THENCE, NORTH 72°19'20" WEST, A DISTANCE OF 575.02 FEET; THENCE, NORTH 00°02'34" EAST, A DISTANCE OF 942.62 FEET TO THE POINT OF BEGINNING.

CONTAINING 22.770 ACRES OF LAND, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.

lucido & associates
701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

Key / Location:



Project Team:

Developer:	Amherst Acquisitions 7900 Glades Rd., Suite 600 Boca Raton, FL 33434
Land Planner / Landscape Architect:	Lucido & Associates 701 E Ocean Boulevard Stuart, FL 34994
Engineer:	Kimley Horn 445 24th Street, Suite 200 Vero Beach, FL 32960
Surveyor:	Caulfield & Wheeler Inc. 410 S.E. Port St. Lucie Blvd. Port St. Lucie, Florida 34984
Traffic Engineer:	Kimley Horn 445 24th Street, Suite 200 Vero Beach, FL 32960

SG-8 Commercial
Development Shoppes @ Southern Grove
Site Plan

City of Port St. Lucie, FL

Date	By	Description
06.21.2023	JE	Initial Submittal
10.18.2023	JE	Resubmittal
01.03.2024	JE	Resubmittal

NORTH

SCALE: 1" = 60'

0' 30' 60' 120'

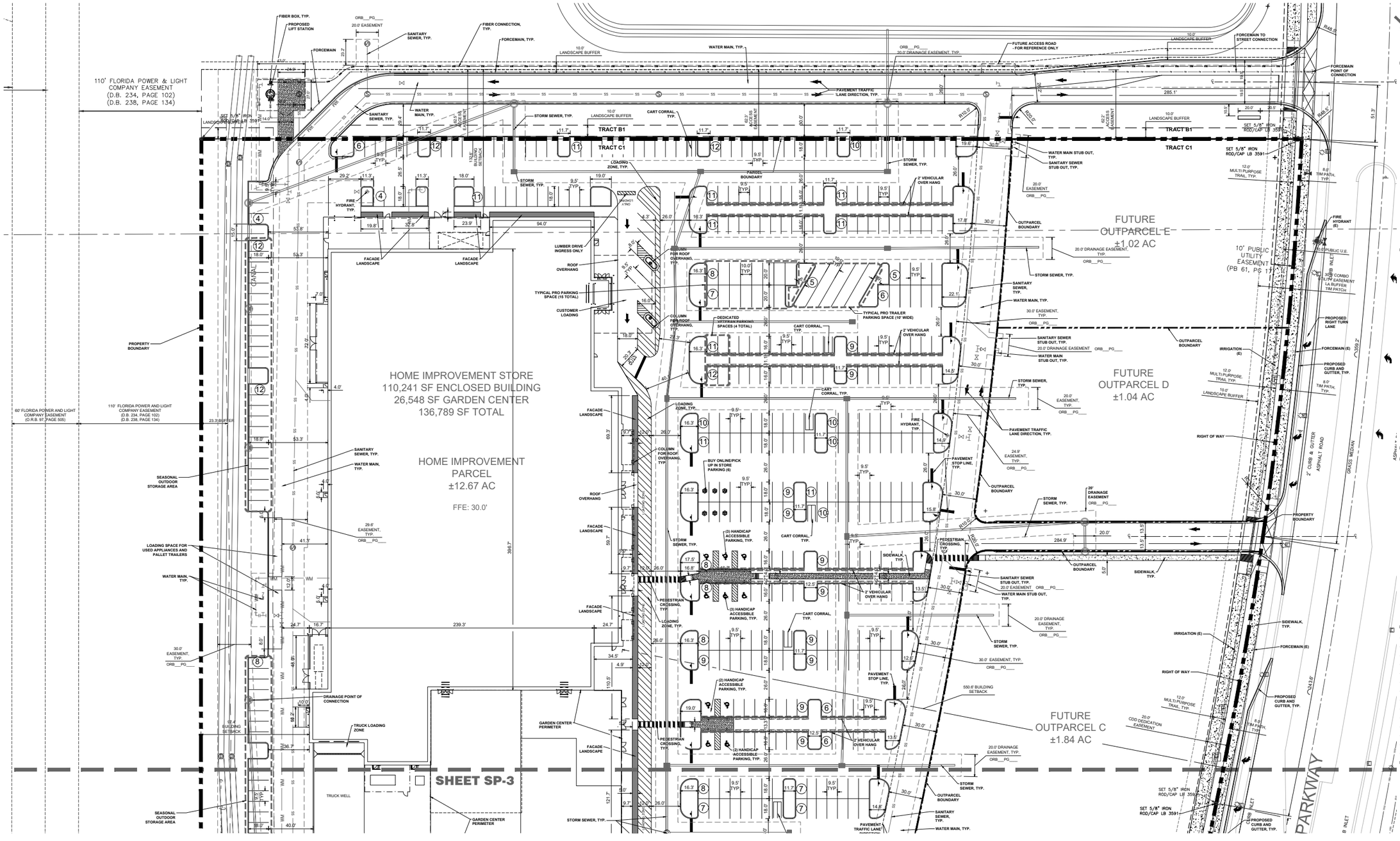
REG. # 1018
Thomas P. Lucido

Designer	JE
Manager	SG
Project Number	23-035
Municipal Number	P23-106
PSLUSD Number	5432
Computer File	23-035 SG-8 Commercial Site Plan.dwg

Sheet **SP-1**

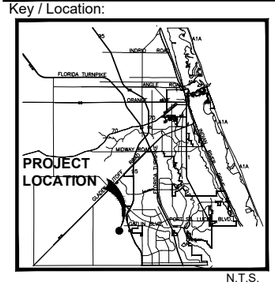
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Drawing Name: J:\Projects Active\23-035 Amherst Acquisitions (Bonyan Development) - SG-8 Commercial\Site Plan\ Jan 03, 2024 - 5:18pm 23-035 SG-8 Commercial Site Plan.dwg



lucido & associates
701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

Key / Location:



N.T.S.

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SG-8 Commercial Development Shoppes @ Southern Grove

Site Plan

City of Port St. Lucie, FL

Date	By	Description
06.21.2023	JE	Initial Submittal
10.18.2023	JE	Resubmittal
01.03.2024	JE	Resubmittal

NORTH

SCALE: 1" = 40'

0' 20' 40' 80'

REG. # 1018
Thomas P. Lucido

Designer	JE
Manager	SG
Project Number	23-035
Municipal Number	P23-106
PSLUSD Number	5432
Computer File	23-035 SG-8 Commercial Site Plan.dwg

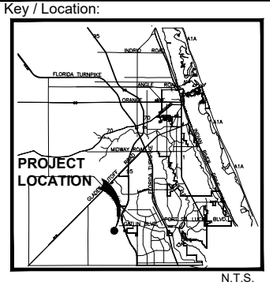
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lucido & associates
701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

Key / Location:



N.T.S.

Project Team:

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SG-8 Commercial Development Shoppes @ Southern Grove

Site Plan

City of Port St. Lucie, FL

Date	By	Description
06.21.2023	JE	Initial Submittal
10.18.2023	JE	Resubmittal
01.03.2024	JE	Resubmittal

NORTH

SCALE: 1" = 40'

0' 20' 40' 80'

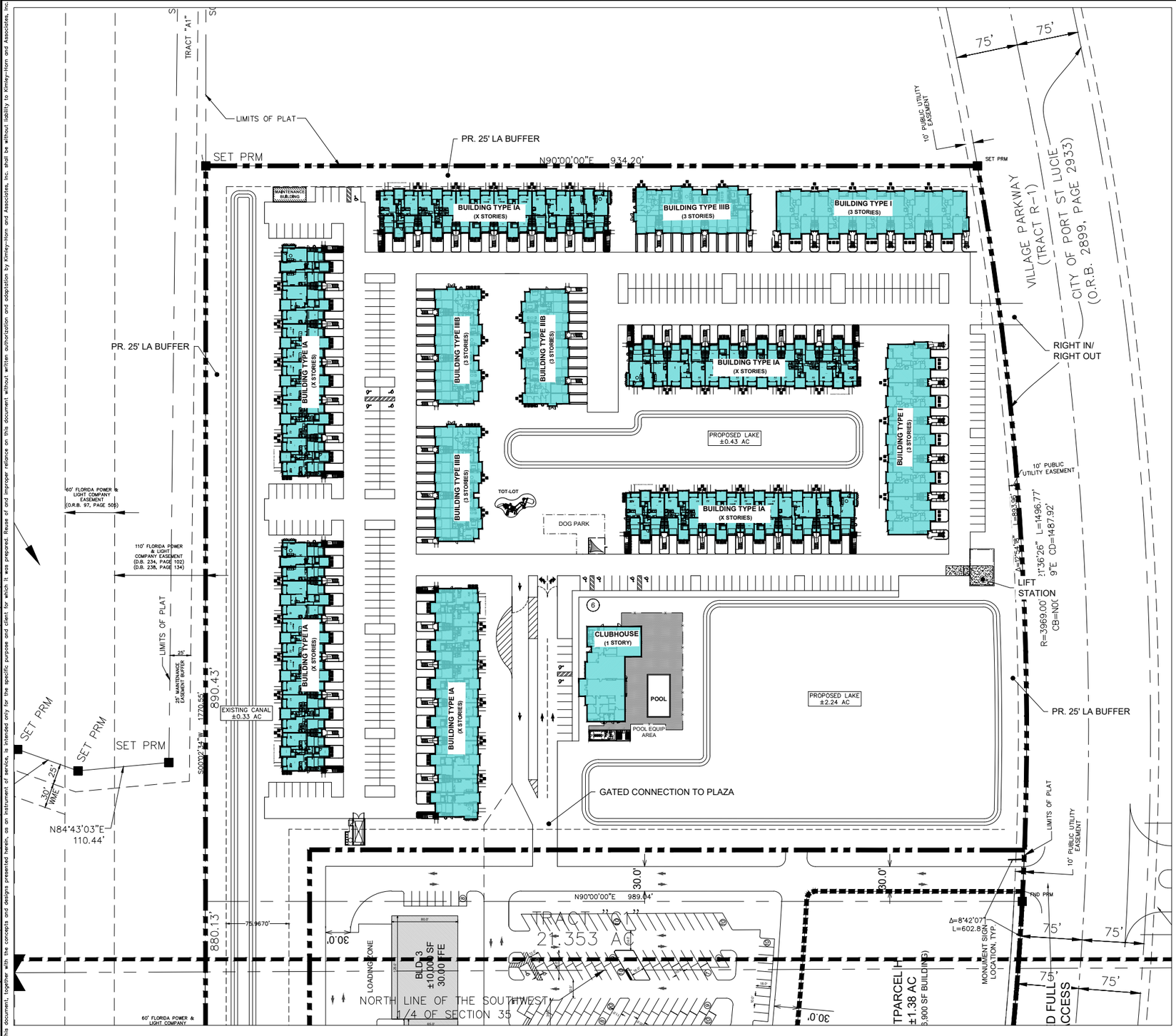
REG. # 1018
Thomas P. Lucido

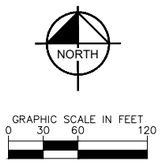
Designer	JE
Manager	SG
Project Number	23-035
Municipal Number	P23-106
PSLUSD Number	5432
Computer File	23-035 SG-8 Commercial Site Plan.dwg

Sheet **SP-3**

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SITE DATA

TOTAL SITE AREA:	844,588 SF	(19.39 AC.)	100%
FUTURE LAND USE DESIGNATION:	NCD - NEW COMMUNITY DEVELOPMENT		
EXISTING ZONING:	SLC AGRICULTURAL		
BUILDING HEIGHT:	35' MAX		
BUILDING UNITS:	324 UNITS		

PARKING CALCULATIONS

PARKING REQUIRED	
RESIDENTIAL LEASE UNITS	
324 UNITS X 1.5 SPACES / UNIT	486
LEASING / CLUBHOUSE	
6,265 SF X 1 SPACE / 200 SF	32
TOTAL REQUIRED PARKING:	518
ADA REQUIRED (501-600 PARKS):	11
125% MAXIMUM ALLOWED PARKING PER SOUTHERN GROVE PUD	648
TOTAL PARKING PROVIDED:	553
STANDARD SPACES	278
ADA SPACES	11
ATTACHED GARAGE SPACES	132
ATTACHED GARAGE DRIVEWAY SPACES	132

Plotted By:Durr, Domenic Sheet Set:Kha Layout:CSP-4 Apr 22, 2022 01:17:30pm K:\VRB_LDEV\147861002 – Altman Tradition Becker PSL\CAD\Concepts\CSP-4.DWG
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Kimley»Horn

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ALTMAN DEVELOPMENT COMPANY

MULTI-FAMILY DEVELOPMENT
SOUTHERN GROVE PARCEL 28
REPLAT (PB 95-27) TRACT A

SHEET NUMBER

CSP-4

APPENDIX B
Methodology Statement

MEMORANDUM

To: Diana Spriggs, P.E.
Regulatory Division Director
City of Port St Lucie, Public Works Department

From: Alex Memering, P.E.
Kimley-Horn and Associates, Inc.

Date: April 14, 2023

Subject: SG8 Commercial TIS Methodology
City of Port St. Lucie, FL

PURPOSE

The following memorandum is a Traffic Impact Study (TIS) methodology for the above-referenced project in Port St Lucie, FL. The forthcoming TIS will generally conform to the methodology herein and the policies and guidelines as established by the City of Port St Lucie and St. Lucie TPO.

PROJECT DESCRIPTION

The proposed project is a commercial development generally located within the northwest quadrant of the intersection of Becker Road and Village Parkway, west of I-95 in the City of Port St. Lucie, FL. The site is currently vacant. The project will be developed on one parcel in St. Lucie County, FL: 4327-702-0016-000-6. The development will consist of a home improvement superstore and a gas station with a convenience store and 16 vehicle fuel pumps. Additionally, potential outparcels are present on the site, but are not included in this analysis and will be studied at the time of development. The home improvement superstore and the gas station with convenience store are expected to be built out in 2026.

Access to the site will be provided via five (5) driveways, as shown in **Figure 1** and summarized below. The conceptual site plan is provided in **Attachment A.**

- One (1) full access driveway on Village Parkway
- Two (2) right-in/right-out driveways on Village Parkway
- Two (2) right-in/right-out driveways on Becker Road

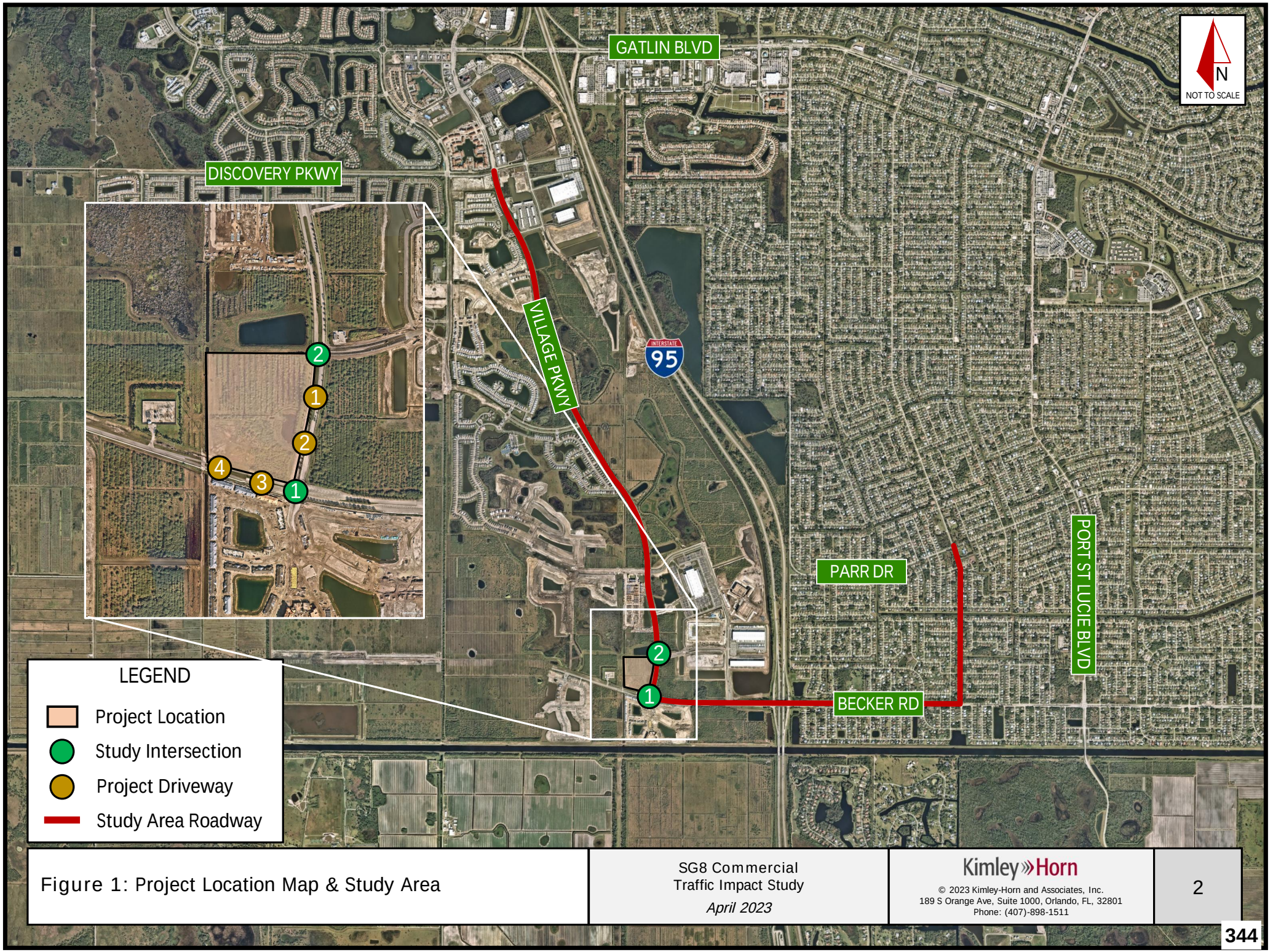


Figure 1: Project Location Map & Study Area

SG8 Commercial
Traffic Impact Study
April 2023

Kimley»Horn
© 2023 Kimley-Horn and Associates, Inc.
189 S Orange Ave, Suite 1000, Orlando, FL, 32801
Phone: (407)-898-1511

EXISTING CONDITIONS (OPERATIONAL ANALYSIS)

PM (4:00PM - 6:00PM) peak period turning movement counts (TMC) data will be collected at the study area intersections. The data will be adjusted using the respective seasonal factor from FDOT's *Florida Traffic Online* database.

Intersection capacity analyses will be performed for existing PM peak hour conditions using the operational analysis procedures outlined in the *Highway Capacity Manual 6th Edition*. Specifically, Synchro (v11) software will be used to evaluate existing operational conditions at study area intersections and driveways by reporting volume to capacity (v/c) ratios, delay, and queue length demands.

TRIP GENERATION

Trip generation for the proposed development was calculated per procedures published in the Institute of Transportation Engineers' (ITE) *Trip Generation Manual, 11th Edition*. Land Use Codes (LUC) 862 – Home Improvement Superstore and 945 – Convenience Store/Gas Station (5.5-10k) was referenced to obtain trip generation rates and directional splits.

Table 1 provides Daily, AM, and PM peak hour trip generation summaries to be generated by the proposed development at buildout. The project is anticipated to generate a total of 6,912 net new daily trips, 559 net new AM peak hour trips (294 in/ 265 out), and 591 net new PM peak hour trips (292 in/ 299 out) at the project driveways. ITE excerpts are provided within **Attachment B**.

Table 1: Trip Generation

Land Use	Intensity			Daily Trips	AM Peak Hour of Adjacent Street			PM Peak Hour of Adjacent Street		
					Total	In	Out	Total	In	Out
Proposed Development										
Home Improvement Superstore	136,789 SF			4,205	207	118	89	313	153	160
Convenience Store/Gas Station	16 VFP			5,532	506	253	253	430	215	215
	Subtotal			*9,737*	*713*	*371*	*342*	*743*	*368*	*375*
Pass-By Traffic[2]	Daily	AM	PM							
Home Improvement Superstore	42%	42%	42%	1,766	87	43	44	131	66	65
Convenience Store/Gas Station	75%	76%	75%	4,149	385	192	193	323	161	162
	Subtotal			5,915	472	235	237	454	227	227
10% of Adjacent Street Traffic				2,825	114	57	57	116	58	58
	Maximum Pass-By			2,825	154	77	77	152	76	76
Driveway Volumes				9,737	713	371	342	743	368	375
TOTAL NET NEW TRIPS				6,912	559	294	265	591	292	299

Note 1: Trip Generation was calculated using the data from ITE's Trip Generation Manual, 11th Edition.
Note 2: Pass-By rates calculated using the data from the Appendices of the ITE's Trip Generation Manual. Pass-By rate was capped at 10% of adjacent street traffic based upon traffic volume information along Village Parkway and Becker Road within the latest St. Luce TPO Traffic Counts and Level of Service Report 2022 (Count Stations 624 and 718).

Home Improvement Superstore [ITE 862]

Daily	T = 30.74*(X); (X is SF/1000)
AM Peak Hour of Adjacent Street	T = 1.51*(X); (X is SF/1000); (57% in/ 43% out)
PM Peak Hour of Adjacent Street	T = 2.29*(X); (X is SF/1000); (49% in/ 51% out)

Convenience Store/Gas Station - GFA (5.5-10k) [ITE 945]

Daily	T = 345.75*(X); (X is number of vehicle fueling positions)
AM Peak Hour of Adjacent Street	T = 31.60*(X); (X is number of vehicle fueling positions); (50% in/ 50% out)
PM Peak Hour of Adjacent Street	T = 26.90*(X); (X is number of vehicle fueling positions); (50% in/ 50% out)

TRIP DISTRIBUTION AND TRIP ASSIGNMENT

Projected traffic demand of project trips on study roadways was derived with use of the latest adopted regional travel demand model. Land use data for the project was entered into a new traffic analysis zone (TAZ) within the Treasure Coast Regional Planning Model (TCRPM5) model set and situated within the existing roadway network to appropriately represent project access. The select zone model distribution for the project was reviewed for logic.

The proposed trip distribution, shown in **Figure 2**, will be used to assign external project traffic to the study area intersections and driveway. The model output plot showing percent of daily trip distribution is provided in **Attachment C**.

STUDY AREA

A roadway segment analysis will be performed for roadway segments meeting the significant impact thresholds specified in Section 3 of St. Lucie TPO's Standardized Traffic Impact Studies (TIS) Methodology and Procedures. Forecasted project traffic will be assigned per the project distribution shown in **Attachment C**. **Table 2** illustrates the proposed development's study area per St. Lucie TPO TIS Methodology and Procedures and is provided within **Attachment D**. Existing and vested trip data will be referenced from St. Lucie County's most recent traffic counts and level of service report. The following roadway segments are included in the analysis:

- **624** – SW Becker Road from Village Parkway to I-95
- **625** – SW Becker Road from I-95 to Savona Boulevard
- **718 –** Village Parkway from Becker Road to Discovery Way
- **236 –** Savona Boulevard from Becker Road to Paar Drive

Per St. Lucie County traffic study requirements, all signalized intersections and major unsignalized intersections along the impacted segments will be evaluated as part of the traffic study, as well as the proposed project driveways. The following intersections will be analyzed in the TIS:

- Village Parkway / America Walks Boulevard & Becker Road
- Village Parkway & Secondary Fedex Entrance



Figure 2: General Trip Distribution

SG8 Commercial
Traffic Impact Study
April 2023

Kimley»Horn

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BACKGROUND & BUILDOUT CONDITIONS (OPERATIONAL ANALYSIS)

Background volumes at study intersections were grown by applying a growth rate to existing traffic volumes. Due to the rapid pace of development in the surrounding area, deriving growth rates from historical AADTs results in annual growth rate that does not reflect the level of growth in the area. To predict a reasonable growth rate, vested trips from nearby developments provided by the City or the TPO will be added to existing traffic volumes and capped at a reasonable rate. The Bureau of Economic and Business Research (BEBR) provides low, medium, and high potential growth rates in five-year increments for each county in Florida. Under medium growth conditions, year-over-year population growth in St Lucie County from 2022 to 2025 is 1.62%, whereas under high growth conditions, year-over-year population growth is 3.22% for the same time period. Therefore, year-over year growth rate shall not exceed 3.22%. Project trips will be assigned to the roadway network in accordance with the project trip distribution. BEBR information is provided within **Attachment E**.

Intersection capacity analyses will be performed for background (2026) and buildout (2026) PM peak hour conditions using the operational analysis procedures outlined in the *Highway Capacity Manual 6th Edition*. Specifically, Synchro (v11) software will be used to evaluate background and buildout operational conditions at study area intersections and the project driveway by reporting volume to capacity (v/c) ratios, delay, and queue length demands.

SEGMENT ANALYSIS

A daily and PM peak hour roadway segment analysis will be performed for roadway segments meeting the significant impact thresholds specified in Section 3 of St. Lucie TPO's Standardized Traffic Impact Studies (TIS) Methodology and Procedures. The analysis will include existing, background, and buildout scenarios. Volumes for the background scenario will be determined by applying an agreed upon growth rate to existing (2023) volumes to obtain future (2026) volumes. Volumes for the buildout scenario will be determined by adding project trips to background volumes. Relevant data will be referenced from the most recent publication of St. Lucie County's *Traffic Counts and Level of Service Report*. The analysis will identify any existing, background or buildout deficiencies along the study area roadway segments.

TURN LANE ANALYSIS

The need for turn lanes at the proposed driveways will be assessed per St. Lucie TPO's Standardized Traffic Impact Studies (TIS) Methodology and Procedures, City of Port St. Lucie's Transportation Standards, and FDOT and/or NCHRP guidance.

REPORT

All analysis and findings will be documented in a report to be provided to the City of Port St. Lucie for review. If necessary, mitigating measures for any operational deficiencies identified due to project traffic impact will be recommended in the TIA.

ATTACHMENT E
BEBR Information

College of Liberal Arts and Sciences
Bureau of Economic and Business Research

Florida Population Studies

BEBR
Volume 56, Bulletin 195
April 2023

Projections of Florida Population by County, 2025–2050, with Estimates for 2022

Stefan Rayer, Population Program Director

The Bureau of Economic and Business Research (BEBR) has been making population projections for Florida and its counties since the 1970s. This report presents our most recent set of projections and describes the methodology used to construct those projections. To account for uncertainty regarding future population growth, we publish three series of projections. We believe the medium series is the most likely to provide accurate forecasts in most circumstances, but the low and high series provide an indication of the uncertainty surrounding the medium series. It should be noted that these projections refer solely to permanent residents of Florida; they do not include tourists or seasonal residents.

State Projections

The starting point for the state-level projections was the decennial census count for April 1, 2020. Because the detailed census counts by age and sex are not yet available, we used the BEBR age and sex estimates for April 1, 2020, which were controlled to the Census 2020 count of total population. Projections were made in one-year intervals using a cohort-component methodology in which births, deaths, and migration are projected separately for each age-sex cohort in Florida.

Survival rates were applied by single year of age and sex to project future deaths in the population. These rates were based on Florida Life Tables for 2012–2018, using mortality data published by the Office of Vital Statistics in the Florida Department of Health. We adjusted the survival rates for 2020–2027 to make them consistent with recent mortality trends, and to align the projected deaths with those from the State of Florida's Demographic Estimating Conference (DEC) held February 10, 2023. After 2027, we made small adjustments to the survival rates based on projected changes in survival rates released by the U.S. Census Bureau.

Domestic migration rates by age and sex were based on Public Use Microdata Sample (PUMS) files from the 2011–2019 American Community Survey (ACS) 1-year estimates and 2015–2019 ACS 5-year estimates. We calculated an average of those two sets of migration estimates; projections based on input data from more than one time period tend to be more accurate than those based on a single time period. By combining 1-year ACS estimates, which are more current, with 5-year ACS estimates, which are more stable, we make use of the different strengths of each type of ACS data.

We applied smoothing techniques to the age/sex-specific migration rates to adjust for data irregularities caused by small sample size. The smoothed in- and out-migration rates were weighted to account for recent changes in Florida's population growth rates. Projections of domestic in-migration were made by applying weighted in-migration rates to the projected population of the United States (minus Florida), using the most recent set of national projections produced by the U.S. Census Bureau. Projections of out-migration were made by applying weighted out-migration rates to the Florida population. In both instances, rates were calculated separately for males and females for each age up to 90 and over.

Projections of Florida Population by County, 2025–2050, with Estimates for 2022

County and State	Estimates April 1, 2022	Projections, April 1 2025	2030	2035	2040	2045	2050
MIAMI-DADE	2,757,592						
Low		2,685,500	2,679,300	2,657,200	2,623,100	2,585,200	2,549,500
Medium		2,826,900	2,928,200	3,010,900	3,076,900	3,133,600	3,186,900
High		2,968,200	3,177,100	3,364,700	3,530,800	3,681,900	3,824,300
MONROE	83,961						
Low		80,300	78,400	75,900	73,200	70,400	67,800
Medium		85,400	87,100	88,000	88,400	88,600	88,700
High		90,500	95,800	100,100	103,600	106,800	109,500
NASSAU	95,809						
Low		95,100	98,900	100,800	101,300	100,800	99,900
Medium		102,200	111,800	119,600	126,200	131,700	136,900
High		109,400	124,700	138,500	151,100	162,700	173,900
OKALOOSA	215,751						
Low		209,800	210,300	208,500	205,000	200,800	196,600
Medium		223,200	233,600	241,700	247,700	252,500	257,000
High		236,600	257,000	275,000	290,400	304,300	317,400
OKEECHOBEE	39,385						
Low		37,700	36,600	35,600	34,500	33,600	32,700
Medium		39,700	40,000	40,300	40,500	40,700	40,900
High		41,700	43,400	45,000	46,500	47,800	49,000
ORANGE	1,481,321						
Low		1,471,600	1,519,700	1,539,600	1,540,400	1,531,600	1,520,400
Medium		1,565,600	1,688,500	1,785,000	1,861,500	1,926,600	1,987,400
High		1,659,500	1,857,400	2,030,500	2,182,600	2,321,500	2,454,400
OSCEOLA	424,946						
Low		435,700	473,500	495,300	506,900	512,300	515,200
Medium		468,500	535,000	587,900	631,600	669,600	705,800
High		501,200	596,500	680,500	756,400	827,000	896,300
PALM BEACH	1,518,152						
Low		1,489,900	1,502,300	1,498,400	1,484,600	1,465,900	1,447,400
Medium		1,568,300	1,641,900	1,698,000	1,741,500	1,776,900	1,809,200
High		1,646,700	1,781,400	1,897,500	1,998,300	2,087,800	2,171,100
PASCO	592,669						
Low		590,800	612,500	624,300	628,100	626,800	624,100
Medium		628,500	680,600	723,900	759,000	788,400	815,800
High		666,200	748,700	823,400	889,900	950,000	1,007,500
PINELLAS	972,852						
Low		947,200	935,000	921,000	905,800	891,200	878,100
Medium		986,700	1,005,400	1,020,500	1,032,300	1,042,300	1,051,600
High		1,026,100	1,075,700	1,120,000	1,158,800	1,193,400	1,225,100
POLK	770,019						
Low		768,800	799,500	816,000	822,400	821,900	819,200
Medium		817,800	888,400	946,100	993,900	1,033,800	1,070,900
High		866,900	977,200	1,076,200	1,165,300	1,245,700	1,322,500
PUTNAM	74,249						
Low		71,000	68,900	67,000	65,100	63,300	61,600
Medium		74,700	75,300	75,900	76,300	76,700	77,000
High		78,400	81,800	84,800	87,600	90,100	92,400
ST. JOHNS	296,919						
Low		303,700	329,000	343,700	351,400	354,900	356,700
Medium		326,600	371,700	408,000	437,800	463,900	488,600
High		349,400	414,500	472,200	524,300	572,900	620,500
ST. LUCIE	350,518						
Low		350,800	366,400	374,700	378,100	378,300	377,500
Medium		373,200	407,100	434,500	457,000	475,800	493,500
High		395,600	447,800	494,200	535,800	573,400	609,400

County	BEBR Pop Estimate April 1, 2022	BEBR Population Projections (April 1)		2025
		Range	2025	
St. Lucie	350,518	Low	350,800	0.02%
		Medium	373,200	1.62%
		High	395,600	**3.22%**

APPENDIX C

St Lucie Transportation Planning Organization's 2023 Traffic Counts and Level of Service Report Excerpt & Traffic Data Management System Excerpt

St. Lucie Transportation Planning Organization

Coco Vista Centre
466 SW Port St. Lucie Blvd, Suite 111
Port St. Lucie, FL 34953
772-462-1593 www.stlucietpo.org

Traffic Counts and Level of Service Report
2023

Roadway Name	Location	AADT	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
				Volume	LOS	V/C	Volume	LOS	V/C
BECKER RD	VILLAGE PKWY to I-95	5,800	3,170	441	C	0.14	398	C	0.13
BECKER RD	I-95 to SAVONA BLVD	26,500	2,000	2,031	F	1.02	1,944	D	0.97
BECKER RD	SAVONA BLVD to PORT ST LUCIE BLVD	23,000	2,100	1,443	C	0.69	1,424	C	0.68
BECKER RD	ALBACORE ST to DARWIN BLVD	17,500	1,500	995	C	0.66	986	C	0.66
BECKER RD	PORT ST LUCIE BLVD to ALBACORE ST	17,500	2,100	995	C	0.47	986	C	0.47
BECKER RD	ATHENA DR to FLORIDA'S TURNPIKE	18,000	1,500	1,476	D	0.98	1,276	C	0.85
BECKER RD	DARWIN BLVD to ATHENA DR	18,000	2,000	1,476	C	0.74	1,276	C	0.64
BECKER RD	FLORIDA'S TURNPIKE to SOUTHBEND BLVD	19,500	2,100	1,204	C	0.57	1,169	C	0.56
BECKER RD	SOUTHBEND BLVD to GILSON RD	13,000	920	939	F	1.02	1,004	F	1.09
BELL AVE	25TH ST to SUNRISE BLVD	5,900	790	398	D	0.50	369	C	0.47
BELL AVE	SUNRISE BLVD to OLEANDER AVE	4,600	600	280	C	0.47	256	C	0.43
CALIFORNIA BLVD	CAMEO BLVD to DEL RIO BLVD	8,568	750	520	D	0.69	450	D	0.60
CALIFORNIA BLVD	DEL RIO BLVD to SAVONA BLVD	13,500	920	808	C	0.88	742	C	0.81
CALIFORNIA BLVD	SAVONA BLVD to DEL RIO BLVD	12,000	920	685	C	0.75	803	C	0.87
CALIFORNIA BLVD	DEL RIO BLVD to CROSSTOWN PKWY	18,000	920	1,332	F	1.45	1,109	F	1.21
CALIFORNIA BLVD	CROSSTOWN PKWY to HEATHERWOOD BLVD	21,000	920	1,057	F	1.15	1,053	F	1.15
CALIFORNIA BLVD	HEATHERWOOD BLVD to ST LUCIE WEST BLVD	21,000	920	1,057	F	1.15	1,053	F	1.15
CALIFORNIA BLVD	ST LUCIE WEST BLVD to COUNTRY CLUB DR	9,245	920	564	C	0.61	542	C	0.59
CALIFORNIA BLVD	COUNTRY CLUB DR to UNIVERSITY BLVD	7,685	790	494	C	0.63	497	C	0.63
CALIFORNIA BLVD	UNIVERSITY BLVD to PEACOCK BLVD	7,685	630	494	C	0.78	497	C	0.79
CALIFORNIA BLVD	PEACOCK BLVD to TORINO PKWY	13,000	630	861	F	1.37	763	F	1.21
CAMEO BLVD	PORT ST LUICE BLVD to CALIFORNIA BLVD	5,100	750	363	C	0.48	315	C	0.42
CAMEO BLVD	CALIFORNIA BLVD to CROSSTOWN PKWY	10,409	790	736	D	0.93	619	D	0.78
CAMPBELL RD	PICOS RD to ORANGE AVE	814	540	80	C	0.15	58	C	0.11
CANE SLOUGH RD	US 1 to LENNARD RD	9,637	1,710	487	C	0.28	491	C	0.29
CARLTON RD	CARLTON RD (S) to OKEECHOBEE RD	676	390	40	B	0.10	41	B	0.11
CASHMERE BLVD	PEACOCK BLVD to TORINO PKWY	11,692	630	767	F	1.22	712	F	1.13
CASHMERE BLVD	DEL RIO BLVD to CROSSTOWN PKWY	10,803	920	665	C	0.72	651	C	0.71
CASHMERE BLVD	CROSSTOWN PKWY to HEATHERWOOD BLVD	12,364	920	690	C	0.75	605	C	0.66

* Volumes shown were adjusted using FDOT Seasonal Factors
* AADT = Annual Average Daily Traffic

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2023

Roadway Name	Location	AADT	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
				Volume	LOS	V/C	Volume	LOS	V/C
ORANGE AVE	SHINN RD to CAMPBELL RD	2,957	1,070	142	B	0.13	142	B	0.13
ORANGE AVE	CAMPBELL RD to KINGS HWY	2,957	1,070	142	B	0.13	142	B	0.13
ORANGE AVE	KINGS HWY to I-95	18,080	2,100	910	C	0.43	910	C	0.43
ORANGE AVE	I-95 to JENKINS RD	14,693	2,100	717	C	0.34	717	C	0.34
ORANGE AVE	JENKINS RD to HARTMAN RD	16,898	2,100	825	C	0.39	825	C	0.39
ORANGE AVE	HARTMAN RD to ANGLE RD	16,898	2,100	825	C	0.39	825	C	0.39
ORANGE AVE	ANGLE RD to 25TH ST	9,547	1,710		B			B	
ORANGE AVE	25TH ST to 17TH ST	13,554	1,630	661	C	0.41	661	C	0.41
ORANGE AVE	17TH ST to 13TH ST	13,554	1,710	661	C	0.39	661	C	0.39
ORANGE AVE	13TH ST to 10TH ST	13,554	750	661	D	0.88	661	D	0.88
ORANGE AVE	10TH ST to 7TH ST	9,873	600	482	D	0.80	482	D	0.80
ORANGE AVE	7TH ST to US 1	7,622	600	372	D	0.62	372	D	0.62
ORANGE AVE	US 1 to 2ND ST	4,209	600	209	C	0.35	209	C	0.35
ORANGE AVE	2ND ST to INDIAN RIVER DR	4,209	750	209	C	0.28	209	C	0.28
PARR DR	PORT ST LUCIE BLVD to DARWIN BLVD	2,283	700	177	C	0.25	153	C	0.22
PARR DR	DARWIN BLVD to TULIP BLVD	2,100	540	184	C	0.34	140	C	0.26
PARR DR	SAVONA BLVD to PORT ST LUCIE BLVD	2,283	700	177	C	0.25	153	C	0.22
PARR DR	ROSSER BLVD to SAVONA BLVD	2,283	630	177	C	0.28	153	C	0.24
PEACOCK BLVD	CALIFORNIA BLVD to CASHMERE BLVD	5,417	630	343	C	0.54	381	C	0.61
PEACOCK BLVD	UNIVERSITY BLVD to CALIFORNIA BLVD	11,327	920	778	C	0.85	637	C	0.69
PEACOCK BLVD	ST LUCIE WEST BLVD to UNIVERSITY BLVD	15,129	2,100	699	C	0.33	699	C	0.33
PETERSON RD	BENT CREEK DR to HARTMAN RD	2,195	540	163	C	0.30	150	C	0.28
PICOS RD	CAMPBELL RD to KINGS HWY	1,300	540	87	C	0.16	87	C	0.16
PORT ST LUCIE BLVD	MARTIN C.L. to BECKER RD	16,735	920	774	C	0.84	774	C	0.84
PORT ST LUCIE BLVD	BECKER RD to PAAR DR	16,735	920	774	C	0.84	774	C	0.84
PORT ST LUCIE BLVD	PAAR DR to TULIP BLVD	16,735	700	774	F	1.11	774	F	1.11
PORT ST LUCIE BLVD	TULIP BLVD to DARWIN BLVD	16,735	920	774	C	0.84	774	C	0.84
PORT ST LUCIE BLVD	DARWIN BLVD to GATLIN BLVD	34,500	3,020	1,765	C	0.58	1,744	C	0.58
PORT ST LUCIE BLVD	GATLIN BLVD to DEL RIO BLVD	44,000	3,170	2,481	C	0.78	2,389	C	0.75

* Volumes shown were adjusted using FDOT Seasonal Factors
* AADT = Annual Average Daily Traffic

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2023

Roadway Name	Location	AADT	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
				Volume	LOS	V/C	Volume	LOS	V/C
PORT ST LUCIE BLVD	DEL RIO BLVD to CAMEO BLVD	48,937	3,170	2,389	C	0.75	2,389	C	0.75
PORT ST LUCIE BLVD	CAMEO BLVD to FLORIDA'S TURNPIKE	48,937	3,020	2,389	C	0.79	2,389	C	0.79
PORT ST LUCIE BLVD	FLORIDA'S TURNPIKE to BAYSHORE BLVD	48,937	3,170	2,389	C	0.75	2,389	C	0.75
PORT ST LUCIE BLVD	BAYSHORE BLVD to AIROSO BLVD	47,450	3,020	2,316	C	0.77	2,316	C	0.77
PORT ST LUCIE BLVD	AIROSO BLVD to FLORESTA DR	48,434	3,020	2,365	C	0.78	2,365	C	0.78
PORT ST LUCIE BLVD	FLORESTA DR to VETERANS MEMORIAL PKWY	56,157	3,020	2,742	C	0.91	2,742	C	0.91
PORT ST LUCIE BLVD	VETERANS MEMORIAL PKWY to MORNINGSIDE BLVD	37,906	3,020	1,850	C	0.61	1,850	C	0.61
PORT ST LUCIE BLVD	MORNINGSIDE BLVD to US 1	37,650	3,170	1,838	C	0.58	1,838	C	0.58
PRIMA VISTA BLVD	BAYSHORE BLVD to AIROSO BLVD	24,629	2,100	1,083	C	0.52	1,188	C	0.57
PRIMA VISTA BLVD	AIROSO BLVD to FLORESTA DR	24,157	2,100	1,027	C	0.49	1,018	C	0.49
PRIMA VISTA BLVD	FLORESTA DR to NARANJA AVE	29,500	2,100	1,669	C	0.80	1,498	C	0.71
PRIMA VISTA BLVD	NARANJA AVE to RIO MAR DR	29,500	2,000	1,669	C	0.84	1,498	C	0.75
PRIMA VISTA BLVD	RIO MAR DR to US 1	23,729	2,100	1,236	C	0.59	1,117	C	0.53
PRIMA VISTA BLVD	US 1 to LENNARD RD	8,721	1,710	471	C	0.28	449	C	0.26
RANGE LINE RD	MARTIN C.L. to BECKER RD	2,500	1,080	147	B	0.14	158	B	0.15
RANGE LINE RD	BECKER RD to 2 MI S OF GLADES CUT-OFF RD	2,500	1,080	147	B	0.14	158	B	0.15
RANGE LINE RD	2 MI S OF GLADES CUT-OFF RD to GLADES CUT-OF...	2,500	1,080	147	B	0.14	158	B	0.15
RIO MAR DR	PRIMA VISTA BLVD to BEACH AVE	5,600	750	343	C	0.46	408	D	0.54
RIO MAR DR	BEACH AVE to US 1	5,600	790	343	C	0.43	408	D	0.52
ROSSER BLVD	APRICOT RD to GATLIN BLVD	4,956	920	229	C	0.25	229	C	0.25
ROSSER BLVD	PAAR DR to APRICOT RD	4,956	1,070	229	B	0.21	229	B	0.21
SAVAGE BLVD	GATLIN BLVD to GALIANO RD	3,600	920	263	C	0.29	214	C	0.23
SAVANNAH RD	US 1 to INDIAN RIVER DR	2,100	540	130	C	0.24	135	C	0.25
SAVONA BLVD	BECKER RD to PAAR DR	11,057	790	984	F	1.25	884	F	1.12
SAVONA BLVD	PAAR DR to GATLIN BLVD	11,057	750	984	F	1.31	884	F	1.18
SAVONA BLVD	GATLIN BLVD to CALIFORNIA BLVD	14,406	790	668	D	0.85	705	D	0.89
SELVITZ RD	BAYSHORE BLVD to ST JAMES BLVD	9,447	750	437	D	0.58	437	D	0.58
SELVITZ RD	ST JAMES BLVD to MIDWAY RD	9,447	750	437	D	0.58	437	D	0.58
SELVITZ RD	MIDWAY RD to GLADES CUT-OFF RD	10,313	700	604	C	0.86	609	C	0.87

* Volumes shown were adjusted using FDOT Seasonal Factors
* AADT = Annual Average Daily Traffic

St. Lucie Transportation Planning Organization

Coco Vista Centre
466 SW Port St. Lucie Blvd, Suite 111
Port St. Lucie, FL 34953
772-462-1593 www.stlucietpo.org

Traffic Counts and Level of Service Report
2023

Roadway Name	Location	AADT	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
				Volume	LOS	V/C	Volume	LOS	V/C
VETERANS MEMORIAL PKWY	PORT ST LUCIE BLVD to LYNGATE DR	16,283	2,100	793	C	0.38	770	C	0.37
VETERANS MEMORIAL PKWY	LYNGATE DR to US 1	12,866	2,100	657	C	0.31	665	C	0.32
VILLAGE GREEN DR	US 1 to WALTON RD	16,192	2,100	968	C	0.46	1,021	C	0.49
VILLAGE GREEN DR	WALTON RD to TIFFANY AVE	5,358	920	351	C	0.38	296	C	0.32
VILLAGE PKWY	DISCOVERY WAY to TRADITION PKWY	27,500	2,650	1,295	D	0.49	1,331	D	0.50
VILLAGE PKWY	BECKER RD to DISCOVERY WAY	27,500	1,710	1,295	D	0.76	1,331	D	0.78
VILLAGE PKWY	TRADITION PKWY to WESTCLIFFE LN	25,240	1,710	1,390	D	0.81	1,391	D	0.81
VILLAGE PKWY	WESTCLIFFE LN to CROSSTOWN PKWY	20,000	1,710	1,060	D	0.62	1,120	D	0.66
VIRGINIA AVE	35TH ST to 25TH ST	23,460	3,020	1,145	C	0.38	1,145	C	0.38
VIRGINIA AVE	OKEECHOBEE RD to HARTMAN RD	22,086	3,020	1,078	C	0.36	1,078	C	0.36
VIRGINIA AVE	HARTMAN RD to 35TH ST	22,086	3,020	1,078	C	0.36	1,078	C	0.36
VIRGINIA AVE	25TH ST to 13TH ST	21,451	3,020	1,047	C	0.35	1,047	C	0.35
VIRGINIA AVE	13TH ST to 11TH ST	23,517	3,020	1,148	C	0.38	1,148	C	0.38
VIRGINIA AVE	11TH ST to SUNRISE BLVD	23,517	3,170	1,148	C	0.36	1,148	C	0.36
VIRGINIA AVE	SUNRISE BLVD to OLEANDER AVE	20,046	3,020	978	C	0.32	978	C	0.32
VIRGINIA AVE	OLEANDER AVE to COLONIAL RD	18,476	3,170	902	C	0.28	902	C	0.28
VIRGINIA AVE	COLONIAL RD to US 1	18,476	3,020	902	C	0.30	902	C	0.30
WALTON RD	US 1 to VILLAGE GREEN DR	13,990	1,710	716	C	0.42	755	C	0.44
WALTON RD	VILLAGE GREEN DR to LENNARD RD	20,500	1,710	1,099	D	0.64	1,093	D	0.64
WALTON RD	LENNARD RD to GREEN RIVER PKWY	10,646	880	581	C	0.66	634	C	0.72
WALTON RD	GREEN RIVER PKWY to INDIAN RIVER DR	6,561	630	421	C	0.67	400	C	0.64
WEATHERBEE RD	OLEANDER AVE to US 1	2,800	750	175	C	0.23	160	C	0.21
WEATHERBEE RD	US 1 to MIDWAY RD	6,200	750	392	D	0.52	392	D	0.52
WESTCLIFFE LN	TREMONTE AVE to VILLAGE PKWY	5,500	1,470	404	C	0.28	370	C	0.25
WESTMORELAND BLVD	MORNINGSIDE BLVD to PORT ST LUCIE BLVD	13,000	920	696	C	0.76	785	C	0.85
WESTMORELAND BLVD	MARTIN C.L. to MORNINGSIDE BLVD	9,456	920	497	C	0.54	544	C	0.59

* Volumes shown were adjusted using FDOT Seasonal Factors
* AADT = Annual Average Daily Traffic

St. Lucie Transportation Planning Organization

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Traffic Counts and Level of Service Report
2023

Roadway Name	Location	AADT	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
				Volume	LOS	V/C	Volume	LOS	V/C

Countywide Performance

Weighted V/C = **0.74**

% VMT below Standard = **-** **%**

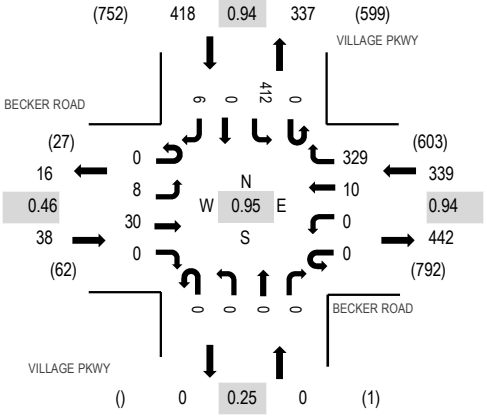
* Volumes shown were adjusted using FDOT Seasonal Factors
* AADT = Annual Average Daily Traffic

APPENDIX D
Turning Movement Counts

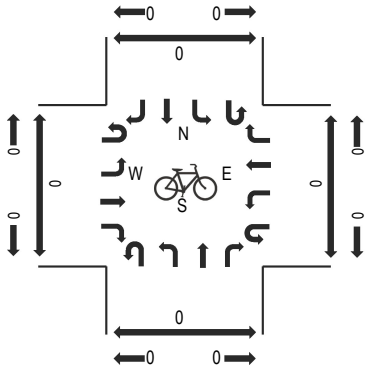
ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

Location: 1 VILLAGE PKWY & BECKER ROAD PM
Date: Thursday, May 11, 2023
Peak Hour: 04:30 PM - 05:30 PM
Peak 15-Minutes: 05:15 PM - 05:30 PM

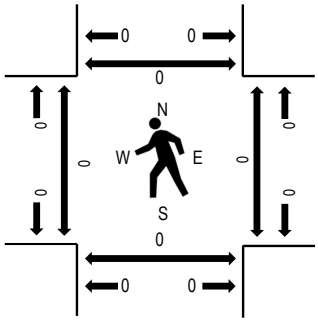
Peak Hour - Motorized Vehicles



Peak Hour - Bicycles



Peak Hour - Pedestrians



Note: Total study counts contained in parentheses.

Traffic Counts - Motorized Vehicles

Interval Start Time	BECKER ROAD Eastbound				BECKER ROAD Westbound				VILLAGE PKWY Northbound				VILLAGE PKWY Southbound					Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total		West	East	South	North
4:00 PM	0	0	2	0	0	0	2	68	0	0	0	0	0	88	0	1	161	719	0	0	0	0
4:15 PM	0	2	5	0	1	0	3	55	0	0	0	0	1	104	0	0	171	756	0	0	0	0
4:30 PM	0	2	4	0	0	0	0	90	0	0	0	0	0	93	0	1	190	795	0	0	0	0
4:45 PM	0	1	2	0	0	0	1	89	0	0	0	0	0	103	0	1	197	765	0	0	0	0
5:00 PM	0	3	2	0	0	0	2	80	0	0	0	0	0	110	0	1	198	699	0	0	0	0
5:15 PM	0	2	22	0	0	0	7	70	0	0	0	0	0	106	0	3	210		0	0	0	0
5:30 PM	0	0	11	0	0	0	2	56	0	0	0	1	0	88	0	2	160		0	0	0	0
5:45 PM	0	3	1	0	0	0	0	77	0	0	0	0	0	49	0	1	131		0	0	0	0

Peak Rolling Hour Flow Rates

Vehicle Type	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Articulated Trucks	0	0	0	0	0	0	0	1	0	0	0	0	0	4	0	0	5
Lights	0	8	30	0	0	0	10	327	0	0	0	0	0	400	0	6	781
Mediums	0	0	0	0	0	0	0	1	0	0	0	0	0	8	0	0	9
Total	0	8	30	0	0	0	10	329	0	0	0	0	0	412	0	6	795

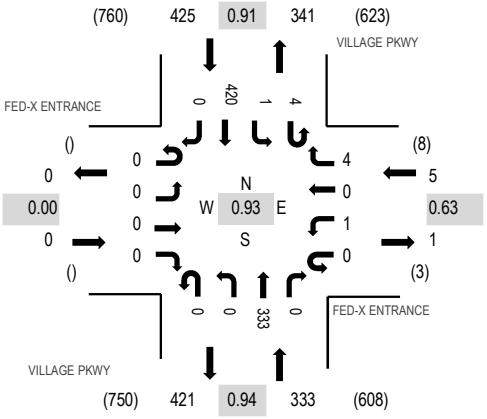
Heavy Vehicle Percentage and Peak Hour Factor

	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Heavy Vehicle %			0.0%				0.6%				0.0%				2.9%		1.8%
Heavy Vehicle %	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.6%	0.0%	0.0%	0.0%	0.0%	0.0%	2.9%	0.0%	0.0%	1.8%
Peak Hour Factor			0.46				0.94				0.25				0.94		0.95
Peak Hour Factor	0.00	0.67	0.42	0.00	0.25	0.00	0.43	0.91	0.00	0.00	0.00	0.25	0.25	0.94	0.00	0.58	0.95

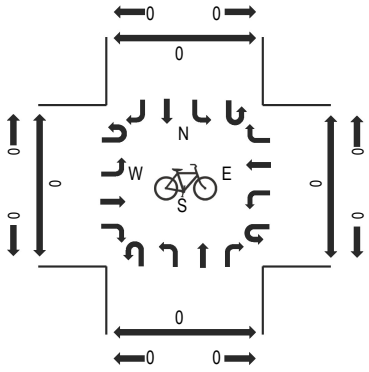
ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

Location: 2 VILLAGE PKWY & FED-X ENTRANCE PM
Date: Thursday, May 11, 2023
Peak Hour: 04:15 PM - 05:15 PM
Peak 15-Minutes: 05:00 PM - 05:15 PM

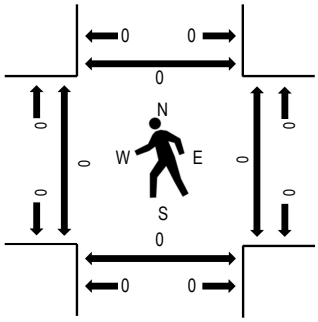
Peak Hour - Motorized Vehicles



Peak Hour - Bicycles



Peak Hour - Pedestrians



Note: Total study counts contained in parentheses.

Traffic Counts - Motorized Vehicles

Interval Start Time	FED-X ENTRANCE Eastbound				FED-X ENTRANCE Westbound				VILLAGE PKWY Northbound				VILLAGE PKWY Southbound					Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total		West	East	South	North
4:00 PM	0	0	0	0	0	0	0	0	0	0	67	0	3	2	86	0	158	716	0	0	0	0
4:15 PM	0	0	0	0	0	0	0	2	0	0	62	0	0	1	106	0	171	763	0	0	0	0
4:30 PM	0	0	0	0	0	0	0	2	0	0	91	0	1	0	100	0	194	760	0	0	0	0
4:45 PM	0	0	0	0	0	1	0	0	0	0	92	0	1	0	99	0	193	713	0	0	0	0
5:00 PM	0	0	0	0	0	0	0	0	0	0	88	0	2	0	115	0	205	660	0	0	0	0
5:15 PM	0	0	0	0	0	0	0	1	1	0	74	0	1	0	91	0	168		0	0	0	0
5:30 PM	0	0	0	0	0	0	0	0	0	0	54	0	0	0	93	0	147		0	0	0	0
5:45 PM	0	0	0	0	0	1	0	1	0	0	79	0	2	0	57	0	140		0	0	0	0

Peak Rolling Hour Flow Rates

Vehicle Type	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Articulated Trucks	0	0	0	0	0	0	0	0	0	0	1	0	0	0	4	0	5
Lights	0	0	0	0	0	1	0	4	0	0	327	0	4	1	410	0	747
Mediums	0	0	0	0	0	0	0	0	0	0	5	0	0	0	6	0	11
Total	0	0	0	0	0	1	0	4	0	0	333	0	4	1	420	0	763

Heavy Vehicle Percentage and Peak Hour Factor

	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Heavy Vehicle %		0.0%				0.0%				1.8%				2.4%			2.1%
Heavy Vehicle %	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.8%	0.0%	0.0%	0.0%	2.4%	0.0%	2.1%
Peak Hour Factor		0.00				0.63				0.94				0.91			0.93
Peak Hour Factor	0.00	0.00	0.00	0.00	0.00	0.25	0.00	0.50	0.25	0.00	0.94	0.00	0.42	0.38	0.91	0.00	0.93

APPENDIX E
FDOT's Florida Traffic Online (FTO) Data

2022 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL

CATEGORY: 9402 WEST-W OF I95

MOCF: 0.90

WEEK	DATES	SF	PSCF
1	01/01/2022 - 01/01/2022	0.99	1.10
2	01/02/2022 - 01/08/2022	1.00	1.11
3	01/09/2022 - 01/15/2022	1.02	1.13
4	01/16/2022 - 01/22/2022	0.99	1.10
* 5	01/23/2022 - 01/29/2022	0.96	1.07
* 6	01/30/2022 - 02/05/2022	0.92	1.02
* 7	02/06/2022 - 02/12/2022	0.89	0.99
* 8	02/13/2022 - 02/19/2022	0.86	0.96
* 9	02/20/2022 - 02/26/2022	0.86	0.96
*10	02/27/2022 - 03/05/2022	0.86	0.96
*11	03/06/2022 - 03/12/2022	0.86	0.96
*12	03/13/2022 - 03/19/2022	0.86	0.96
*13	03/20/2022 - 03/26/2022	0.88	0.98
*14	03/27/2022 - 04/02/2022	0.91	1.01
*15	04/03/2022 - 04/09/2022	0.93	1.03
*16	04/10/2022 - 04/16/2022	0.96	1.07
*17	04/17/2022 - 04/23/2022	0.98	1.09
18	04/24/2022 - 04/30/2022	0.99	1.10
19	05/01/2022 - 05/07/2022	1.01	1.12
20	05/08/2022 - 05/14/2022	1.02	1.13
21	05/15/2022 - 05/21/2022	1.04	1.16
22	05/22/2022 - 05/28/2022	1.05	1.17
23	05/29/2022 - 06/04/2022	1.06	1.18
24	06/05/2022 - 06/11/2022	1.07	1.19
25	06/12/2022 - 06/18/2022	1.09	1.21
26	06/19/2022 - 06/25/2022	1.09	1.21
27	06/26/2022 - 07/02/2022	1.10	1.22
28	07/03/2022 - 07/09/2022	1.10	1.22
29	07/10/2022 - 07/16/2022	1.11	1.23
30	07/17/2022 - 07/23/2022	1.11	1.23
31	07/24/2022 - 07/30/2022	1.11	1.23
32	07/31/2022 - 08/06/2022	1.11	1.23
33	08/07/2022 - 08/13/2022	1.11	1.23
34	08/14/2022 - 08/20/2022	1.11	1.23
35	08/21/2022 - 08/27/2022	1.11	1.23
36	08/28/2022 - 09/03/2022	1.12	1.24
37	09/04/2022 - 09/10/2022	1.12	1.24
38	09/11/2022 - 09/17/2022	1.12	1.24
39	09/18/2022 - 09/24/2022	1.09	1.21
40	09/25/2022 - 10/01/2022	1.05	1.17
41	10/02/2022 - 10/08/2022	1.01	1.12
42	10/09/2022 - 10/15/2022	0.97	1.08
43	10/16/2022 - 10/22/2022	0.97	1.08
44	10/23/2022 - 10/29/2022	0.98	1.09
45	10/30/2022 - 11/05/2022	0.98	1.09
46	11/06/2022 - 11/12/2022	0.99	1.10
47	11/13/2022 - 11/19/2022	0.99	1.10
48	11/20/2022 - 11/26/2022	0.99	1.10
49	11/27/2022 - 12/03/2022	0.99	1.10
50	12/04/2022 - 12/10/2022	0.99	1.10
51	12/11/2022 - 12/17/2022	0.99	1.10
52	12/18/2022 - 12/24/2022	1.00	1.11
53	12/25/2022 - 12/31/2022	1.02	1.13

* PEAK SEASON

23-FEB-2023 09:11:22 830UPD 4_9402_PKSEASON.TXT

APPENDIX F
Turning Movement Volume Worksheets

INTERSECTION VOLUME DEVELOPMENT
Village Pkwy @ Becker Rd
PM Peak Hour

	America Walks Blvd Northbound			Village Pkwy Southbound			Becker Rd Eastbound			Becker Rd Westbound		
	Left	**Thru**	**Right**	**Left**	**Thru**	**Right**	**Left**	**Thru**	**Right**	**Left**	**Thru**	**Right**
5/11/23 Observed Volumes	0	0	0	412	0	6	8	30	0	0	10	329
Peak Season Factor	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02
2023 Peak Season Volumes	0	0	0	420	0	6	8	31	0	0	10	336
Growth Factor	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10
2026 Peak Season Volumes	0	0	0	461	0	7	9	34	0	0	11	368
Vested Trips												
America Walks	0	7	31	0	9	0	0	3	0	38	0	0
Capstone	0	0	0	52	0	0	0	0	0	0	0	88
2026 Non-Project Traffic	0	7	31	513	9	7	9	37	0	38	11	456
Project Assignment	0.0%	0.0%	0.0%	54.0%	0.0%	0.0%	12.0%	0.0%	0.0%	0.0%	38.0%	16.0%
	--	--	--	OUT	--	--	IN	--	--	--	IN	IN
Project Traffic (Net New Trips)	0	0	0	266	0	0	66	0	0	0	208	87
Total Build-Out Volumes	**0**	**7**	**31**	**779**	**9**	**7**	**75**	**37**	**0**	**38**	**219**	**543**

Raw-To-Peak Season Factor: 1.02
Applied Growth Rate: 3.22%
Existing Year 2023
Build-Out Year: 2026
Growth Factor: 1.10

INTERSECTION VOLUME DEVELOPMENT
Village Pkwy @ Legacy Park Dr/Project Driveway 5
PM Peak Hour

	Village Pkwy Northbound			Village Pkwy Southbound				Project Driveway 5 Eastbound			Legacy Park Dr Westbound		
	Left	**Thru**	**Right**	**U-Turn**	**Left**	**Thru**	**Right**	**Left**	**Thru**	**Right**	**Left**	**Thru**	**Right**
5/11/23 Observed Volumes	0	333	0	4	1	420	0	0	0	0	1	0	4
Peak Season Factor	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02
2023 Peak Season Volumes	0	340	0	4	1	428	0	0	0	0	1	0	4
Growth Factor	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10
2026 Peak Season Volumes	0	373	0	4	1	469	0	0	0	0	1	0	4
Vested Trips													
America Walks	0	7	0	0	0	9	0	0	0	0	0	0	0
Capstone	0	88	0	0	0	52	0	0	0	0	0	0	0
2026 Non-Project Traffic	0	468	0	4	1	530	0	0	0	0	1	0	4
Project Assignment	28.0%	0.0%	0.0%	0.0%	0.0%	28.0%	5.0%	28.0%	6.0%	18.0%	0.0%	6.0%	0.0%
	IN	--	--	--	--	IN & OUT	IN	OUT	OUT	OUT	--	IN	--
Project Traffic (Net New Trips)	153	0	0	0	0	148	27	138	30	89	0	33	0
Pass-By Traffic	43	-43	0	0	0	-22	22	44	0	22		0	0
Total Build-Out Volumes	**196**	**425**	**0**	**4**	**1**	**656**	**49**	**182**	**30**	**111**	**1**	**33**	**4**

Raw-To-Peak Season Factor: 1.02
Applied Growth Rate: 3.22%
Existing Year 2023
Build-Out Year: 2026
Growth Factor: 1.10

INTERSECTION VOLUME DEVELOPMENT
Project Driveway 1 @ Becker Rd
PM Peak Hour

	- Northbound			Project Driveway 1 Southbound			Becker Rd Eastbound			Becker Rd Westbound		
	Left	**Thru**	**Right**	**Left**	**Thru**	**Right**	**Left**	**Thru**	**Right**	**Left**	**Thru**	**Right**
5/11/23 Observed Volumes	0	0	0	0	0	0	0	38	0	0	16	0
Peak Season Factor	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02
2023 Peak Season Volumes	0	0	0	0	0	0	0	39	0	0	16	0
Growth Factor	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10
2026 Peak Season Volumes	0	0	0	0	0	0	0	43	0	0	18	0
Vested Trips												
America Walks	0	0	0	0	0	0	0	3	0	0	2	0
Capstone	0	0	0	0	0	0	0	0	0	0	0	0
2026 Non-Project Traffic	0	0	0	0	0	0	0	46	0	0	20	0
Project Assignment	0.0%	0.0%	0.0%	0.0%	0.0%	8.0%	0.0%	12.0%	0.0%	0.0%	4.0%	13.0%
	--	--	--	--	--	OUT	--	IN	--	--	OUT	IN
Project Traffic (Net New Trips)	0	0	0	0	0	40	0	66	0	0	20	71
Total Build-Out Volumes	**0**	**0**	**0**	**0**	**0**	**40**	**0**	**112**	**0**	**0**	**40**	**71**

Raw-To-Peak Season Factor: 1.02
Applied Growth Rate: 3.22%
Existing Year 2023
Build-Out Year: 2026
Growth Factor: 1.10

INTERSECTION VOLUME DEVELOPMENT
Project Drivway 2 @ Becker Rd
PM Peak Hour

	- Northbound			Project Drivway 2 Southbound			Becker Rd Eastbound			Becker Rd Westbound		
	Left	**Thru**	**Right**	**Left**	**Thru**	**Right**	**Left**	**Thru**	**Right**	**Left**	**Thru**	**Right**
5/11/23 Observed Volumes	0	0	0	0	0	0	0	38	0	0	16	0
Peak Season Factor	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02
2023 Peak Season Volumes	0	0	0	0	0	0	0	39	0	0	16	0
Growth Factor	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10
2026 Peak Season Volumes	0	0	0	0	0	0	0	43	0	0	18	0
Vested Trips												
America Walks	0	0	0	0	0	0	0	3	0	0	2	0
Capstone	0	0	0	0	0	0	0	0	0	0	0	0
2026 Non-Project Traffic	0	0	0	0	0	0	0	46	0	0	20	0
Project Assignment	0.0%	0.0%	0.0%	0.0%	0.0%	4.0%	0.0%	12.0%	0.0%	0.0%	13.0%	25.0%
	--	--	--	--	--	OUT	--	IN	--	--	IN	IN
Project Traffic (Net New Trips)	0	0	0	0	0	20	0	66	0	0	71	137
Total Build-Out Volumes	**0**	**0**	**0**	**0**	**0**	**20**	**0**	**112**	**0**	**0**	**91**	**137**

Raw-To-Peak Season Factor: 1.02
Applied Growth Rate: 3.22%
Existing Year 2023
Build-Out Year: 2026
Growth Factor: 1.10

INTERSECTION VOLUME DEVELOPMENT
Village Pkwy @ Project Driveway 3
PM Peak Hour

	Village Pkwy Northbound			Village Pkwy Southbound			Project Driveway 3 Eastbound			- Westbound		
	Left	**Thru**	**Right**	**Left**	**Thru**	**Right**	**Left**	**Thru**	**Right**	**Left**	**Thru**	**Right**
5/11/23 Observed Volumes	0	337	0	0	421	0	0	0	0	0	0	0
Peak Season Factor	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02
2023 Peak Season Volumes	0	344	0	0	429	0	0	0	0	0	0	0
Growth Factor	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10
2026 Peak Season Volumes	0	377	0	0	470	0	0	0	0	0	0	0
Vested Trips												
America Walks	0	7	0	0	9	0	0	0	0	0	0	0
Capstone	0	88	0	0	52	0	0	0	0	0	0	0
2026 Non-Project Traffic	0	472	0	0	531	0	0	0	0	0	0	0
Project Assignment	0.0%	28.0%	0.0%	0.0%	54.0%	14.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	--	IN	--	--	OUT	IN	--	--	--	--	--	--
Project Traffic (Net New Trips)	0	153	0	0	266	76	0	0	0	0	0	0
Pass-By Traffic	0	0	0	0	-7	7	0	0	0	0	0	0
Total Build-Out Volumes	**0**	**625**	**0**	**0**	**790**	**83**	**0**	**0**	**0**	**0**	**0**	**0**

Raw-To-Peak Season Factor: 1.02
Applied Growth Rate: 3.22%
Existing Year 2023
Build-Out Year: 2026
Growth Factor: 1.10

INTERSECTION VOLUME DEVELOPMENT
Village Pkwy @ Project Driveway 4
PM Peak Hour

	Village Pkwy Northbound			Village Pkwy Southbound			Project Driveway 4 Eastbound			- Westbound		
	Left	**Thru**	**Right**	**Left**	**Thru**	**Right**	**Left**	**Thru**	**Right**	**Left**	**Thru**	**Right**
5/11/23 Observed Volumes	0	337	0	0	421	0	0	0	0	0	0	0
Peak Season Factor	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02
2023 Peak Season Volumes	0	344	0	0	429	0	0	0	0	0	0	0
Growth Factor	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10
2026 Peak Season Volumes	0	377	0	0	470	0	0	0	0	0	0	0
Vested Trips												
America Walks	0	7	0	0	9	0	0	0	0	0	0	0
Capstone	0	88	0	0	52	0	0	0	0	0	0	0
2026 Non-Project Traffic	0	472	0	0	531	0	0	0	0	0	0	0
Project Assignment	0.0%	28.0%	0.0%	0.0%	41.0%	5.0%	0.0%	0.0%	27.0%	0.0%	0.0%	0.0%
	--	IN	--	--	IN & OUT	IN	--	--	OUT	--	--	--
Project Traffic (Net New Trips)	0	153	0	0	209	28	0	0	133	0	0	0
Pass-By Traffic	0	0	0	0	-15	15	0	0	21	0	0	0
Total Build-Out Volumes	**0**	**625**	**0**	**0**	**725**	**43**	**0**	**0**	**154**	**0**	**0**	**0**

Raw-To-Peak Season Factor: 1.02
Applied Growth Rate: 3.22%
Existing Year 2023
Build-Out Year: 2026
Growth Factor: 1.10

INTERSECTION VOLUME DEVELOPMENT
Village Pkwy @ Project Driveway 6
PM Peak Hour

	Village Pkwy Northbound			Village Pkwy Southbound			Project Driveway 6 Eastbound			- Westbound		
	Left	**Thru**	**Right**	**Left**	**Thru**	**Right**	**Left**	**Thru**	**Right**	**Left**	**Thru**	**Right**
5/11/23 Observed Volumes	0	337	0	0	425	0	0	0	0	0	0	0
Peak Season Factor	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02
2023 Peak Season Volumes	0	344	0	0	434	0	0	0	0	0	0	0
Growth Factor	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10
2026 Peak Season Volumes	0	377	0	0	476	0	0	0	0	0	0	0
Vested Trips												
America Walks	0	7	0	0	9	0	0	0	0	0	0	0
Capstone	0	88	0	0	52	0	0	0	0	0	0	0
2026 Non-Project Traffic	0	472	0	0	537	0	0	0	0	0	0	0
Project Assignment	0.0%	28.0%	0.0%	0.0%	24.0%	4.0%	0.0%	0.0%	9.0%	0.0%	0.0%	0.0%
	--	OUT	--	--	IN	IN	--	--	OUT	--	--	--
Project Traffic (Net New Trips)	0	138	0	0	131	21	0	0	44	0	0	0
Total Build-Out Volumes	**0**	**610**	**0**	**0**	**668**	**21**	**0**	**0**	**44**	**0**	**0**	**0**

Raw-To-Peak Season Factor: 1.02
Applied Growth Rate: 3.22%
Existing Year 2023
Build-Out Year: 2026
Growth Factor: 1.10

APPENDIX G
Existing Signal Timings

Station : 37 - Becker @ Village (Upload File)

Phase [1.1.1]

	1 (EL)	2 (WT)	3 (SL)	4 (NT)	5 (WL)	6 (ET)	7	8 (ST)	9	10	11	12	13	14	15	16
Walk	0	7	7	7	0	7	0	8	0	0	0	0	0	0	0	0
Ped Clearance	0	28	28	28	0	28	0	0	0	0	0	0	0	0	0	0
Min Green	7	7	10	7	7	7	0	0	5	5	5	5	5	5	5	5
Passage	3	3	3	3	3	3	0	0	1	1	1	1	1	1	1	1
Max1	25	30	30	15	25	30	0	0	25	25	25	25	25	25	25	25
Max2	25	30	30	15	25	30	0	0	50	50	50	50	50	50	50	50
Yellow	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
Red	2	2	2	2	2	2	2	2	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
Red Revert	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Added Initial	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Max Initial	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Time Before Reduce	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cars Before Reduce	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Time To Reduce	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Reduce By	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Min Gap	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dynamic Max Limit	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dynamic Max Step	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Auto Exit		ON				ON										
Rest In Walk																

Phase Option [1.1.2]

	1 (EL)	2 (WT)	3 (SL)	4 (NT)	5 (WL)	6 (ET)	7	8 (ST)	9	10	11	12	13	14	15	16
Enable	ON	ON	ON	ON	ON	ON										
Auto Entry			ON	ON												
Non Act1																
Non Act2																
Lock Call			ON	ON					ON	ON	ON	ON	ON	ON	ON	ON
Min Recall			ON													
Max Recall																
Ped Recall																
Soft Recall																
Dual Entry		ON		ON		ON		ON								
Sim Gap Enable																
Guar Passage																
Cond Service																
Add Init Calc																

Alternate Phase Program 1, Calls and Redirection [1.1.6.3]

ENTRY	Call Phases				From	to	From	to	From	to	From	to	Assigned Ph
1	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF
2	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF
3	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF
4	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF
5	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF
6	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF
7	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF
8	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF

Alternate Phase Program 2, Calls and Redirection [1.1.6.3]

ENTRY	Call Phases				From	to	From	to	From	to	From	to	Assigned Ph
1	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF
2	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF
3	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF
4	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF
5	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF
6	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF
7	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF
8	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF

Alternate Phase Program 1, Interval Times [1.1.6.1]

Phase	Walk	Ped Clear	Min Green	Passage	Max1	Max2	Yellow	Red Clear	Assign Ph	Bike Clear
1	0	0	0	0	0	0	0	0	0	0
2	0	0	0	0	0	0	0	0	0	0

Alternate Phase Program 2, Interval Times [1.1.6.1]

Phase	Walk	Ped Clear	Min Green	Passage	Max1	Max2	Yellow	Red Clear	Assign Ph	Bike Clear
1	0	0	0	0	0	0	0	0	0	0
2	0	0	0	0	0	0	0	0	0	0

3	0	0	0	0	0	0	0	0	0	0
4	0	0	0	0	0	0	0	0	0	0
5	0	0	0	0	0	0	0	0	0	0
6	0	0	0	0	0	0	0	0	0	0
7	0	0	0	0	0	0	0	0	0	0
8	0	0	0	0	0	0	0	0	0	0

3	0	0	0	0	0	0	0	0	0	0
4	0	0	0	0	0	0	0	0	0	0
5	0	0	0	0	0	0	0	0	0	0
6	0	0	0	0	0	0	0	0	0	0
7	0	0	0	0	0	0	0	0	0	0
8	0	0	0	0	0	0	0	0	0	0

Station : 37 - Becker @ Village (Upload File)

Unit Parameters [1.2.1]

StartUp Flash	Auto Ped Clear	Backup Time	Red Revert	Console Timeout	Tone Disable	Feature Profile	Phase Mode	Diamond Mode	SDLC Retry Time	TS2 Det Faults	Cycle Fault Action	Max Cycle Time	Max Seek Track Time	Max Seek Dwell Time	Enable Run	Local Flash Start	Start Red Time	Disable Init Ped	Yellow 3 Second Disable	Omit Yellow Enable	Free Ring Sequence
	OFF		3	10	OFF		STD8	4PH		OFF	ALARM				ON	OFF		OFF	OFF	OFF	1

COMM, General Comm Parameters [6.1]

Station ID	Master Station ID	Fallback time	Allow Pencil	PORT	System-Up	Sys-Down	PC/Print	Aux 232
37			OFF					

Port Parameters [6.2]

COMM	Mode	Baud	MsgTime	Duplex	Enable	DialTime	Modem	ModemTime	Tel#1	Tel#2
System Up(P-A)										
System Down(P-B)										
PC/Print(P-2)										

Overlap General Parameters [1.5.1]

Conflict Lock	Lock Inhibit	Program Card	Use Parent	Canadian Fast Flash
OFF	OFF	OFF	OFF	OFF

Overlap Program Parameters [1.5.2.1]

Overlap	Included Phases								Modifer Phases								Type	Green	Yellow	Red
Overlap 1	2																NORMAL		3.5	1.5
Overlap 2	4																NORMAL		3.5	1.5
Overlap 3	6																NORMAL		3.5	1.5
Overlap 4	8																NORMAL		3.5	1.5
Overlap 5																	NORMAL		3.5	1.5
Overlap 6																	NORMAL		3.5	1.5
Overlap 7																	NORMAL		3.5	1.5
Overlap 8																	NORMAL		3.5	1.5

Overlap Conflict Parameters+ [1.5.2.2]

Overlap	Conflicting Phases								Conflicting Overlaps								Conflicting Peds										
Overlap 1																									OFF	OFF	R-TURN
Overlap 2																									OFF	OFF	R-TURN
Overlap 3																									OFF	OFF	R-TURN
Overlap 4																									OFF	OFF	R-TURN
Overlap 5																									OFF	OFF	R-TURN
Overlap 6																									OFF	OFF	R-TURN
Overlap 7																									OFF	OFF	R-TURN
Overlap 8																									OFF	OFF	R-TURN

Detector, Vehicle Parameters 1-16 [5.1]

	1 (SL1)	2 (ST1)	3 (EL1)	4 (ET1)	5	6 (NT1)	7 (WL1)	8 (WT1)	9	10	11	12	13	14	15	16
Call Phase	3	8	1	6	7	4	5	2	0	0	0	0	0	0	0	0
Switch Phase	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Delay Time	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Detector, Vehicle Parameters 17-32 [5.1]

	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32
Call Phase	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Switch Phase	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Delay Time	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Station : 37 - Becker @ Village (Upload File)

Detector Alternate Program 1, Vehicle Parameters [5.5.1]

	1 (SL1)	2 (ST1)	3 (EL1)	4 (ET1)	5	6 (NT1)	7 (WL1)	8 (WT1)	9	10	11	12	13	14	15	16
Call Phase	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Switch Phase	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Delay Time	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Channels/SDLC, Assign to Phases [1.3.1]

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24
PH/OLP #	1	2	3	4	5	6	7	8	9	10	11	12	2	4	6	3	1	3	5	7				
Type	VEH	VEH	VEH	VEH	VEH	VEH	VEH	VEH	OLP	OLP	OLP	OLP	PED	PED	PED	PED	PED	PED	PED	PED	VEH	VEH	VEH	VEH
Flash	RED	YEL	RED	RED	RED	YEL	RED	RED	RED	RED	RED	RED	DRK	DRK	DRK	DRK	DRK	DRK	DRK	DRK	DRK	DRK	DRK	DRK
Flash 1-2 Hertz																								
Dimming Green																								
Dimming Yellow																								
Dimming Red																								
Alt Cyc	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+

Channel/SDLC, Parameters [1.3.3]

TOD Dim Enable	Extra Maps Enable	D Connector Enable	Single BIU Map	IO Mode	Preempt or Ext Output
OFF	DEFAULT	TX2_V14	ON	AUTO	EXT

Channel/SDLC, MMU Map [1.3.5]

MMU-to-Controller Channel Map

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16

Channel/SDLC, Permissive [1.3.4]

Channel	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2
1		1									1	1			
2		1		1							1	1			
3	1								1	1					
4	1		1						1	1					
5				1											
6		1		1											
7			1												
8	1		1												
9															
10															
11															
12															
13		1													
14	1														
15															

Channel/SDLC, Permissive [1.3.7]

SDLC Device	Term/Fac								Detector								MMU	DIAG
BIU#	1	2	3	4	5	6	7	8	1	2	3	4	5	6	7	8		
Present	ON	ON							ON								ON	
Peer to Peer																		

Ring Sequence [1.2.4]

Ring	P1	P2	P3	P4	P5	P6	P7	P8
Ring 1	1	2	3	4				
Ring 2	5	6	7	8				
Ring 3								
Ring 4								

Station : 37 - Becker @ Village (Upload File)

Alarms, Enable Events [1.6.1]

Event#	Event Enable
1	
2	
3	
4	
5	
6	
7	
8	
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10	
11	
12	
13	
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15	
16	
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49	
50	
51	
52	

Alarms, Enable Alarms [1.6.4]

Alarm#	Alarm Enable
1	
2	
3	
4	
5	
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10	
11	
12	
13	
14	
15	
16	
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49	
50	
51	
52	

Preemption Times[3.1]/Phases[3.2]/Options[3.3]

Channel	1	2	3	4	5	6
Lock Input	ON	ON	ON	ON	ON	ON
Override Flash	ON	ON	ON	ON	ON	ON
Override Higher	ON	ON	ON	ON	ON	ON
Flash Dwell	ON	ON	ON	ON	ON	ON
Link						
Delay						
Min Duration						
Min Green						
Min Walk						
Ped Clear						
Track Green						
Min Dwell						
Max Presence						
Track R1						
Track R2						
Track R3						
Track R4						
Dwell P1						
Dwell P2						
Dwell P3						
Dwell P4						
Dwell P5						
Dwell P6						
Dwell P7						
Dwell P8						
Dwell P9						
Dwell P10						
Dwell P11						
Dwell P12						
Dwell Ped1						
Dwell Ped2						
Dwell Ped3						
Dwell Ped4						
Dwell Ped5						
Dwell Ped6						
Dwell Ped7						
Dwell Ped8						
Exit R1						
Exit R2						
Exit R3						
Exit R4						

Alarms, Parameters [1.4.1]

Auto Flash Parameter

Yellow	Red	Mode	Source
40	20	VOT_MON	D-CONN

Alarms, Parameters [1.6.7]

Preempt Event Enabled	Pattern Event Enabled

53	
54	
55	
56	
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60	
61	
62	
63	
64	

53	
54	
55	
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57	
58	
59	
60	
61	
62	
63	
64	

OFF	OFF

Alarms, Phases/Overlaps [1.4.2]

Auto Flash	1	2	3	4	5	6	7	8	9	10	11	12
Phases												
Overlaps												

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Preemption Times+[3.4]/Overlaps+[3.5]/Options+[3.6]

Preempt	1	2	3	4	5	6
Enable	ON	ON	ON	ON	ON	ON
Type	EMERG	EMERG	EMERG	EMERG	EMERG	EMERG
Skip Track						
Volt Mon Flash						
Coord in Preempt						
Max2						
Return Max/Min	MAX	MAX	MAX	MAX	MAX	MAX
Extend Dwell						
Pattern						
Output Mode	TS2	TS2	TS2	TS2	TS2	TS2
Track Over 1						
Track Over 2						
Track Over 3						
Track Over 4						
Track Over 5						
Track Over 6						
Track Over 7						
Track Over 8						
Track Over 9						
Track Over 10						
Track Over 11						
Track Over 12						
Dwell Over 1						
Dwell Over 2						
Dwell Over 3						
Dwell Over 4						
Dwell Over 5						
Dwell Over 6						
Dwell Over 7						
Dwell Over 8						
Dwell Over 9						
Dwell Over 10						
Dwell Over 11						
Dwell Over 12						
Ped Clear						
Yellow						
Red						
Return Min/Max						
Delay Inh						
Exit Time						
All Red B4						

Coordination, Modes,+ [2.1]

Modes

Operational	Correct	Maximum	Force-Off
	SHRT/LNG	MAX INH	FLOAT

Modes+

Mode	Leave Before	Leave After	Recycle	Stop In Walk	External	Auto Reset	Latch Sec Foff	Coord Easy Float	Yield Value	Coord NTCIP Yield Sign	Closed Loop Active
FRC	TIMED	TIMED	P3478_INH	ON	OFF	OFF	OFF	OFF	0	+	OFF

Coordination, Pattern 1-16 [2.1]

Pattern	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle Time	120	110	120													
Offset Time																
Split Number	1	2	3													
Seq Number	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Offset	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	beggrn	beggrn	beggrn	beggrn	beggrn	beggrn	beggrn	beggrn

Coordination, Pattern 17-32 [2.1]

Pattern	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32
Cycle Time																
Offset Time																
Split Number																
Seq Number	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Offset	beggrn	beggrn	beggrn	beggrn	beggrn	beggrn	beggrn	beggrn	beggrn	beggrn	beggrn	beggrn	beggrn	beggrn	beggrn	beggrn

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Coordination, Splits [2.7.1]

Split Table1	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time	15	50	15	40	15	50	15	40								
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table2	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time	15	40	15	40	15	40	15	40								
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table3	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time	15	50	15	40	15	50	15	40								
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table4	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table5	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph																

Split Table6	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph																

Split Table7	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																

Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph																

Split Table8	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	**13**	**14**	**15**	**16**
Time																
Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph																

Split Table9	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	**13**	**14**	**15**	**16**
Time																
Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph																

Split Table10	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	**13**	**14**	**15**	**16**
Time																
Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph																

Split Table11	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	**13**	**14**	**15**	**16**
Time																
Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph																

Split Table12	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	**13**	**14**	**15**	**16**
Time																
Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph																

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Split Table13	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	**13**	**14**	**15**	**16**
Time																
Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph																

Split Table14	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	**13**	**14**	**15**	**16**
Time																
Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph																

Split Table15	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	**13**	**14**	**15**	**16**
Time																
Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph																

Split Table16	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	**13**	**14**	**15**	**16**
Time																
Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph																

Split Table17	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	**13**	**14**	**15**	**16**
Time																
Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph																

Split Table18	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	**13**	**14**	**15**	**16**
Time																
Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph																

Split Table19	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph																

Split Table20	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph																

Split Table21	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph																

Split Table22	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph																

Split Table23	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph																

Split Table24	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph																

Split Table25	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph																

Split Table26	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph																

Split Table27	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph																

Split Table28	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph																

Split Table29	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph																

Split Table30	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																

Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph																

Split Table31	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	**13**	**14**	**15**	**16**
Time																
Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph																

Split Table32	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	**13**	**14**	**15**	**16**
Time																
Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph																

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TB Coor, Advanced Scheduler [4.3]

	Month											**Day of Week**							**Day of Month**										**1**										**2**										**3**		
Plan	**J**	**F**	**M**	**A**	**M**	**J**	**J**	**A**	**S**	**O**	**N**	**D**	**S**	**M**	**T**	**W**	**T**	**F**	**S**	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**0**	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**0**	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**0**	**1**	**Day Plan**
1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		1	1	1	1	1		1
2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1							1	2
3	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1							3
4																																																		1
5																																																			1
6																																																			1
7																																																			1
8																																																			1
9																																																			1
10																																																			1
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26																																																			1
27																																																			1
28																																																			1
29																																																			1
30																																																			1
31																																																			1
32																																																			1

TB Coor, Day Plan [4.4]

Day Plan Table1	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	**13**	**14**	**15**	**16**
Hour		6	10	15	19	22										
Minute		30														
Action	100	1	2	3	4	100										

Day Plan Table2	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	**13**	**14**	**15**	**16**
Hour		8	18													
Minute																
Action	100	2	100													

Day Plan Table3	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Hour		9	16													
Minute																
Action	100	2	100													

Day Plan Table4	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Hour																
Minute																
Action																

Day Plan Table5	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Hour																
Minute																
Action																

Day Plan Table6	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Hour																
Minute																
Action																

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Day Plan Table7	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Hour																
Minute																
Action																

Day Plan Table8	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Hour																
Minute																
Action																

Day Plan Table9	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Hour																
Minute																
Action																

Day Plan Table10	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Hour																
Minute																
Action																

Day Plan Table11	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Hour																
Minute																
Action																

Day Plan Table12	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Hour																
Minute																
Action																

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TB Coor, Action Table [4.5]

Action	Pattern	Aux 1	Aux 2	Aux 3	Special 1	Special 2	Special 3	Special 4	Special 5	Special 6	Special 7	Special 8
1	1											
2	2											
3	3											
4	4											
5	5											
6	6											
7	7											
8	8											
9	9											
10	10											
11	11											
12	12											
13	13											
14	14											
15	15											
16	16											
17	17											
18	18											
19	19											
20	20											
21	21											
22	22											
23	23											
24	24											
25	255											
26	1											
27	2											
28	3											
29	4											
30	5											
31	6											
32	7											
33	8											
34	9											
35	10											
36	11											
37	12											
38	13											
39	14											
40	15											
41	16											
42	17											
43	18											
44	19											
45	20											
46	21											
47	22											
48	23											
49	24											
50	100											
51												
52												
53												
54												
55												
56												
57												
58												
59												
60												
61												
62												
63												
64												
99												
100	254											

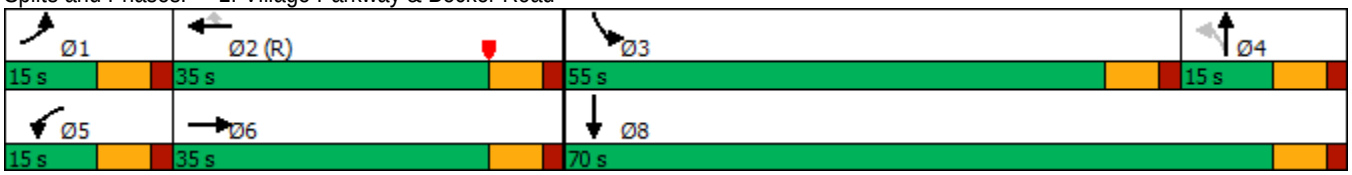
APPENDIX H
Synchro Outputs

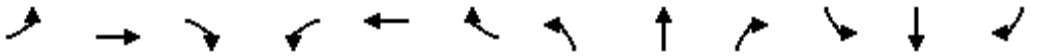
Lane Group	EBL	EBT	WBT	WBR	SBL	SBT	Ø4	Ø5
Lane Configurations								
Traffic Volume (vph)	8	31	10	336	420	0		
Future Volume (vph)	8	31	10	336	420	0		
Turn Type	Prot	NA	NA	Perm	Prot	NA		
Protected Phases	1	6	2		3	8	4	5
Permitted Phases				2				
Detector Phase	1	6	2	2	3	8		
Switch Phase								
Minimum Initial (s)	7.0	7.0	7.0	7.0	10.0	2.0	7.0	7.0
Minimum Split (s)	13.8	13.8	13.8	13.8	16.8	8.8	13.8	13.8
Total Split (s)	15.0	35.0	35.0	35.0	55.0	70.0	15.0	15.0
Total Split (%)	12.5%	29.2%	29.2%	29.2%	45.8%	58.3%	13%	13%
Yellow Time (s)	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0		
Total Lost Time (s)	6.8	6.8	6.8	6.8	6.8	6.8		
Lead/Lag	Lead	Lag	Lag	Lag	Lead		Lag	Lead
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes		Yes	Yes
Recall Mode	None	Max	C-Max	C-Max	Min	None	None	None

Intersection Summary

Cycle Length: 120
Actuated Cycle Length: 120
Offset: 0 (0%), Referenced to phase 2:WBT, Start of Yellow
Natural Cycle: 75
Control Type: Actuated-Coordinated

Splits and Phases: 1: Village Parkway & Becker Road





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	8	31	0	0	10	336	0	0	0	420	0	6
Future Volume (veh/h)	8	31	0	0	10	336	0	0	0	420	0	6
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1900	1900	1900	1885	1885	1885	1900	1900	1900	1856	1856	1856
Adj Flow Rate, veh/h	8	33	0	0	11	354	0	0	0	442	0	6
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	0	0	0	1	1	1	0	0	0	3	3	3
Cap, veh/h	79	3197	0	1	973	825	60	2	0	478	0	425
Arrive On Green	0.04	0.62	0.00	0.00	0.52	0.52	0.00	0.00	0.00	0.27	0.00	0.27
Sat Flow, veh/h	1810	5358	0	1795	1885	1598	1432	1900	0	1767	0	1572
Grp Volume(v), veh/h	8	33	0	0	11	354	0	0	0	442	0	6
Grp Sat Flow(s),veh/h/ln	1810	1729	0	1795	1885	1598	1432	1900	0	1767	0	1572
Q Serve(g_s), s	0.5	0.3	0.0	0.0	0.3	16.5	0.0	0.0	0.0	29.2	0.0	0.3
Cycle Q Clear(g_c), s	0.5	0.3	0.0	0.0	0.3	16.5	0.0	0.0	0.0	29.2	0.0	0.3
Prop In Lane	1.00		0.00	1.00		1.00	1.00		0.00	1.00		1.00
Lane Grp Cap(c), veh/h	79	3197	0	1	973	825	60	2	0	478	0	425
V/C Ratio(X)	0.10	0.01	0.00	0.00	0.01	0.43	0.00	0.00	0.00	0.93	0.00	0.01
Avail Cap(c_a), veh/h	124	3197	0	123	973	825	239	130	0	710	0	828
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	0.00	1.00	1.00	0.00	0.00	0.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	55.1	8.9	0.0	0.0	14.1	18.0	0.0	0.0	0.0	42.6	0.0	32.1
Incr Delay (d2), s/veh	0.6	0.0	0.0	0.0	0.0	1.6	0.0	0.0	0.0	13.6	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.2	0.1	0.0	0.0	0.1	6.1	0.0	0.0	0.0	14.0	0.0	0.1
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	55.7	8.9	0.0	0.0	14.1	19.7	0.0	0.0	0.0	56.2	0.0	32.1
LnGrp LOS	E	A	A	A	B	B	A	A	A	E	A	C
Approach Vol, veh/h		41			365			0			448	
Approach Delay, s/veh		18.0			19.5			0.0			55.9	
Approach LOS		B			B						E	

Timer - Assigned Phs	1	2	3	4	5	6		8				
Phs Duration (G+Y+Rc), s	12.0	68.7	39.2	0.0	0.0	80.8		39.2				
Change Period (Y+Rc), s	6.8	6.8	6.8	6.8	6.8	6.8		6.8				
Max Green Setting (Gmax), s	8.2	28.2	48.2	8.2	8.2	28.2		63.2				
Max Q Clear Time (g_c+I1), s	2.5	18.5	31.2	0.0	0.0	2.3		2.3				
Green Ext Time (p_c), s	0.0	0.9	1.2	0.0	0.0	0.1		0.0				

Intersection Summary			
HCM 6th Ctrl Delay		38.5	
HCM 6th LOS		D	

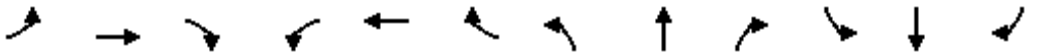
Intersection	
Int Delay, s/veh	0.1

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	1	4	340	0	5	428
Future Vol, veh/h	1	4	340	0	5	428
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	-	-	315	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	0	0	2	2	2	2
Mvmt Flow	1	4	366	0	5	460

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	606	183	0	0	366	0
Stage 1	366	-	-	-	-	-
Stage 2	240	-	-	-	-	-
Critical Hdwy	6.8	6.9	-	-	4.14	-
Critical Hdwy Stg 1	5.8	-	-	-	-	-
Critical Hdwy Stg 2	5.8	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	-	-	2.22	-
Pot Cap-1 Maneuver	433	834	-	-	1189	-
Stage 1	678	-	-	-	-	-
Stage 2	783	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	431	834	-	-	1189	-
Mov Cap-2 Maneuver	431	-	-	-	-	-
Stage 1	678	-	-	-	-	-
Stage 2	780	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	10.1	0	0.1
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	431	834	1189	-
HCM Lane V/C Ratio	-	-	0.002	0.005	0.005	-
HCM Control Delay (s)	-	-	13.4	9.3	8	-
HCM Lane LOS	-	-	B	A	A	-
HCM 95th %tile Q(veh)	-	-	0	0	0	-

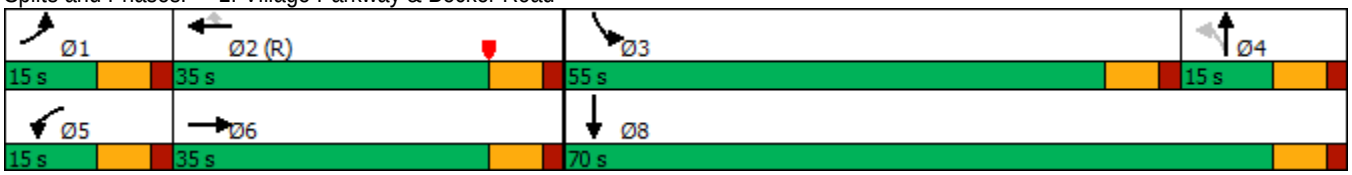


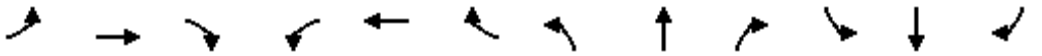
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	9	37	0	38	11	456	0	7	31	513	9	7
Future Volume (vph)	9	37	0	38	11	456	0	7	31	513	9	7
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	320		0	0		0	0		0	0		0
Storage Lanes	1		0	1		1	1		0	1		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	0.91	0.91	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt						0.850		0.876			0.934	
Flt Protected	0.950			0.950						0.950		
Satd. Flow (prot)	1805	5187	0	1787	1881	1599	1900	1664	0	1752	1723	0
Flt Permitted	0.950			0.950						0.950		
Satd. Flow (perm)	1805	5187	0	1787	1881	1599	1900	1664	0	1752	1723	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)						480		33			7	
Link Speed (mph)		45			45			30			45	
Link Distance (ft)		1240			1347			420			1268	
Travel Time (s)		18.8			20.4			9.5			19.2	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Heavy Vehicles (%)	0%	0%	0%	1%	1%	1%	0%	0%	0%	3%	3%	3%
Adj. Flow (vph)	9	39	0	40	12	480	0	7	33	540	9	7
Shared Lane Traffic (%)												
Lane Group Flow (vph)	9	39	0	40	12	480	0	40	0	540	16	0
Turn Type	Prot	NA		Prot	NA	Perm	Perm	NA		Prot	NA	
Protected Phases	1	6		5	2			4		3	8	
Permitted Phases						2	4					
Detector Phase	1	6		5	2	2	4	4		3	8	
Switch Phase												
Minimum Initial (s)	7.0	7.0		7.0	7.0	7.0	7.0	7.0		10.0	7.0	
Minimum Split (s)	13.8	13.8		13.8	13.8	13.8	13.8	13.8		16.8	13.8	
Total Split (s)	15.0	35.0		15.0	35.0	35.0	15.0	15.0		55.0	70.0	
Total Split (%)	12.5%	29.2%		12.5%	29.2%	29.2%	12.5%	12.5%		45.8%	58.3%	
Yellow Time (s)	4.8	4.8		4.8	4.8	4.8	4.8	4.8		4.8	4.8	
All-Red Time (s)	2.0	2.0		2.0	2.0	2.0	2.0	2.0		2.0	2.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Total Lost Time (s)	6.8	6.8		6.8	6.8	6.8	6.8	6.8		6.8	6.8	
Lead/Lag	Lead	Lag		Lead	Lag	Lag	Lag	Lag		Lead		
Lead-Lag Optimize?	Yes	Yes		Yes	Yes	Yes	Yes	Yes		Yes		
Recall Mode	None	Max		None	C-Max	C-Max	None	None		None	None	
Act Effct Green (s)	7.1	41.5		7.9	50.6	50.6		7.3		41.6	53.0	
Actuated g/C Ratio	0.06	0.35		0.07	0.42	0.42		0.06		0.35	0.44	
v/c Ratio	0.08	0.02		0.34	0.02	0.50		0.30		0.89	0.02	
Control Delay	55.2	33.3		61.5	28.6	5.1		27.7		54.2	10.6	
Queue Delay	0.0	0.0		0.0	0.0	0.0		0.0		0.0	0.0	
Total Delay	55.2	33.3		61.5	28.6	5.1		27.7		54.2	10.6	
LOS	E	C		E	C	A		C		D	B	
Approach Delay		37.4			9.9			27.7			52.9	
Approach LOS		D			A			C			D	
Queue Length 50th (ft)	7	8		30	5	0		5		386	4	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Queue Length 95th (ft)	24	19		67	24	91		41		501	14	
Internal Link Dist (ft)		1160			1267			340			1188	
Turn Bay Length (ft)	320											
Base Capacity (vph)	123	1793		125	793	951		144		703	910	
Starvation Cap Reductn	0	0		0	0	0		0		0	0	
Spillback Cap Reductn	0	0		0	0	0		0		0	0	
Storage Cap Reductn	0	0		0	0	0		0		0	0	
Reduced v/c Ratio	0.07	0.02		0.32	0.02	0.50		0.28		0.77	0.02	

Intersection Summary			
Area Type:	Other		
Cycle Length: 120			
Actuated Cycle Length: 120			
Offset: 0 (0%), Referenced to phase 2:WBT, Start of Yellow			
Natural Cycle: 90			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.89			
Intersection Signal Delay: 32.0		Intersection LOS: C	
Intersection Capacity Utilization 56.9%		ICU Level of Service B	
Analysis Period (min) 15			

Splits and Phases: 1: Village Parkway & Becker Road





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	9	37	0	38	11	456	0	7	31	513	9	7
Future Volume (veh/h)	9	37	0	38	11	456	0	7	31	513	9	7
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1900	1900	1900	1885	1885	1885	1900	1900	1900	1856	1856	1856
Adj Flow Rate, veh/h	9	39	0	40	12	480	0	7	33	540	9	7
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	0	0	0	1	1	1	0	0	0	3	3	3
Cap, veh/h	100	1847	0	77	648	549	60	14	67	574	417	324
Arrive On Green	0.06	0.36	0.00	0.04	0.34	0.34	0.00	0.05	0.05	0.32	0.43	0.43
Sat Flow, veh/h	1810	5358	0	1795	1885	1598	1419	290	1365	1767	968	753
Grp Volume(v), veh/h	9	39	0	40	12	480	0	0	40	540	0	16
Grp Sat Flow(s),veh/h/ln	1810	1729	0	1795	1885	1598	1419	0	1654	1767	0	1720
Q Serve(g_s), s	0.6	0.6	0.0	2.6	0.5	33.8	0.0	0.0	2.8	35.6	0.0	0.6
Cycle Q Clear(g_c), s	0.6	0.6	0.0	2.6	0.5	33.8	0.0	0.0	2.8	35.6	0.0	0.6
Prop In Lane	1.00		0.00	1.00		1.00	1.00		0.82	1.00		0.44
Lane Grp Cap(c), veh/h	100	1847	0	77	648	549	60	0	82	574	0	741
V/C Ratio(X)	0.09	0.02	0.00	0.52	0.02	0.87	0.00	0.00	0.49	0.94	0.00	0.02
Avail Cap(c_a), veh/h	124	1847	0	123	648	549	87	0	113	710	0	906
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	1.00	0.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	53.8	25.1	0.0	56.2	26.0	36.9	0.0	0.0	55.6	39.4	0.0	19.6
Incr Delay (d2), s/veh	0.4	0.0	0.0	5.3	0.1	17.4	0.0	0.0	4.5	18.3	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.3	0.2	0.0	1.3	0.2	15.2	0.0	0.0	1.3	17.7	0.0	0.3
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	54.2	25.1	0.0	61.5	26.0	54.3	0.0	0.0	60.1	57.7	0.0	19.6
LnGrp LOS	D	C	A	E	C	D	A	A	E	E	A	B
Approach Vol, veh/h		48			532			40			556	
Approach Delay, s/veh		30.5			54.2			60.1			56.6	
Approach LOS		C			D			E			E	

Timer - Assigned Phs	1	2	3	4	5	6		8				
Phs Duration (G+Y+Rc), s	13.4	48.1	45.8	12.7	12.0	49.5		58.5				
Change Period (Y+Rc), s	6.8	6.8	6.8	6.8	6.8	6.8		6.8				
Max Green Setting (Gmax), s	8.2	28.2	48.2	8.2	8.2	28.2		63.2				
Max Q Clear Time (g_c+I1), s	2.6	35.8	37.6	4.8	4.6	2.6		2.6				
Green Ext Time (p_c), s	0.0	0.0	1.3	0.0	0.0	0.1		0.1				

Intersection Summary			
HCM 6th Ctrl Delay		54.6	
HCM 6th LOS		D	



Lane Group	WBL	WBR	NBT	NBR	SBU	SBL	SBT
Lane Configurations							
Traffic Volume (vph)	1	4	468	0	4	1	530
Future Volume (vph)	1	4	468	0	4	1	530
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0	0		0		315	
Storage Lanes	1	1		0		1	
Taper Length (ft)	25					25	
Lane Util. Factor	1.00	1.00	0.95	0.95	0.95	1.00	0.95
Frt		0.850					
Flt Protected	0.950					0.950	
Satd. Flow (prot)	1805	1615	3539	0	0	1770	3539
Flt Permitted	0.950					0.950	
Satd. Flow (perm)	1805	1615	3539	0	0	1770	3539
Link Speed (mph)	30		30				45
Link Distance (ft)	1054		1268				734
Travel Time (s)	24.0		28.8				11.1
Peak Hour Factor	0.93	0.93	0.93	0.93	0.92	0.93	0.93
Heavy Vehicles (%)	0%	0%	2%	2%	2%	2%	2%
Adj. Flow (vph)	1	4	503	0	4	1	570
Shared Lane Traffic (%)							
Lane Group Flow (vph)	1	4	503	0	0	5	570
Sign Control	Stop		Free				Free

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 24.7%		ICU Level of Service A	
Analysis Period (min) 15			

Intersection	
Int Delay, s/veh	0.1

Movement	WBL	WBR	NBT	NBR	SBU	SBL	SBT
Lane Configurations							
Traffic Vol, veh/h	1	4	468	0	4	1	530
Future Vol, veh/h	1	4	468	0	4	1	530
Conflicting Peds, #/hr	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	-	None
Storage Length	0	0	-	-	-	315	-
Veh in Median Storage, #	0	-	0	-	-	-	0
Grade, %	0	-	0	-	-	-	0
Peak Hour Factor	93	93	93	93	92	93	93
Heavy Vehicles, %	0	0	2	2	2	2	2
Mvmt Flow	1	4	503	0	4	1	570

Major/Minor	Minor1		Major1		Major2		
Conflicting Flow All	798	252	0	0	503	503	0
Stage 1	503	-	-	-	-	-	-
Stage 2	295	-	-	-	-	-	-
Critical Hdwy	6.8	6.9	-	-	6.44	4.14	-
Critical Hdwy Stg 1	5.8	-	-	-	-	-	-
Critical Hdwy Stg 2	5.8	-	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	-	-	2.52	2.22	-
Pot Cap-1 Maneuver	328	754	-	-	689	1058	-
Stage 1	578	-	-	-	-	-	-
Stage 2	736	-	-	-	-	-	-
Platoon blocked, %			-	-			-
Mov Cap-1 Maneuver	326	754	-	-	736	736	-
Mov Cap-2 Maneuver	326	-	-	-	-	-	-
Stage 1	578	-	-	-	-	-	-
Stage 2	731	-	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	11.1	0	0.1
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	326	754	736	-
HCM Lane V/C Ratio	-	-	0.003	0.006	0.007	-
HCM Control Delay (s)	-	-	16.1	9.8	9.9	-
HCM Lane LOS	-	-	C	A	A	-
HCM 95th %tile Q(veh)	-	-	0	0	0	-

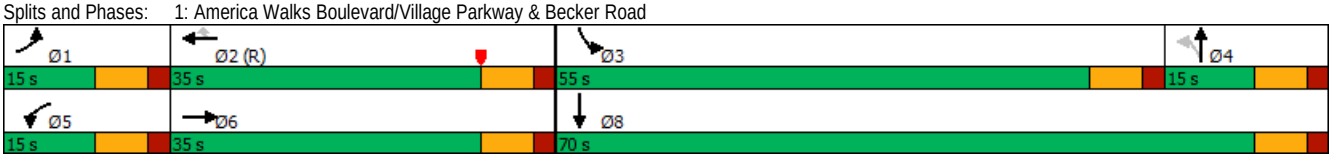


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	75	37	0	38	219	543	0	7	31	779	9	7
Future Volume (vph)	75	37	0	38	219	543	0	7	31	779	9	7
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	320		0	0		0	0		0	570		340
Storage Lanes	1		0	1		1	1		0	1		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	0.91	0.91	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt						0.850		0.876			0.934	
Flt Protected	0.950			0.950						0.950		
Satd. Flow (prot)	1805	5187	0	1787	1881	1599	1900	1664	0	1752	1723	0
Flt Permitted	0.950			0.950						0.950		
Satd. Flow (perm)	1805	5187	0	1787	1881	1599	1900	1664	0	1752	1723	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)						572		33			7	
Link Speed (mph)		45			45			30			45	
Link Distance (ft)		641			1347			420			479	
Travel Time (s)		9.7			20.4			9.5			7.3	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Heavy Vehicles (%)	0%	0%	0%	1%	1%	1%	0%	0%	0%	3%	3%	3%
Adj. Flow (vph)	79	39	0	40	231	572	0	7	33	820	9	7
Shared Lane Traffic (%)												
Lane Group Flow (vph)	79	39	0	40	231	572	0	40	0	820	16	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		26			26			48			48	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Turn Type	Prot	NA		Prot	NA	Perm	Perm	NA		Prot	NA	
Protected Phases	1	6		5	2			4		3	8	
Permitted Phases						2	4					
Detector Phase	1	6		5	2	2	4	4		3	8	
Switch Phase												
Minimum Initial (s)	7.0	7.0		7.0	7.0	7.0	7.0	7.0		10.0	2.0	
Minimum Split (s)	13.8	13.8		13.8	13.8	13.8	13.8	13.8		16.8	8.8	
Total Split (s)	15.0	35.0		15.0	35.0	35.0	15.0	15.0		55.0	70.0	
Total Split (%)	12.5%	29.2%		12.5%	29.2%	29.2%	12.5%	12.5%		45.8%	58.3%	
Yellow Time (s)	4.8	4.8		4.8	4.8	4.8	4.8	4.8		4.8	4.8	
All-Red Time (s)	2.0	2.0		2.0	2.0	2.0	2.0	2.0		2.0	2.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Total Lost Time (s)	6.8	6.8		6.8	6.8	6.8	6.8	6.8		6.8	6.8	
Lead/Lag	Lead	Lag		Lead	Lag	Lag	Lag	Lag		Lead		
Lead-Lag Optimize?	Yes	Yes		Yes	Yes	Yes	Yes	Yes		Yes		
Recall Mode	None	Max		None	C-Max	C-Max	None	None		None	None	
Act Effct Green (s)	8.6	34.9		7.9	34.2	34.2		7.3		48.2	59.5	
Actuated g/C Ratio	0.07	0.29		0.07	0.28	0.28		0.06		0.40	0.50	
v/c Ratio	0.61	0.03		0.34	0.43	0.66		0.30		1.17	0.02	
Control Delay	74.4	35.2		61.5	40.9	7.3		27.7		123.6	10.1	
Queue Delay	0.0	0.0		0.0	0.0	0.0		0.0		0.0	0.0	
Total Delay	74.4	35.2		61.5	40.9	7.3		27.7		123.6	10.1	
LOS	E	D		E	D	A		C		F	B	
Approach Delay		61.4			19.1			27.7			121.5	
Approach LOS		E			B			C			F	

Intersection Summary	
Area Type:	Other
Cycle Length: 120	
Actuated Cycle Length: 120	
Offset: 0 (0%), Referenced to phase 2:WBT, Start of Yellow	
Natural Cycle: 100	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 1.17	
Intersection Signal Delay: 68.6	Intersection LOS: E

Intersection Capacity Utilization 84.2% ICU Level of Service E
Analysis Period (min) 15

Splits and Phases: 1: America Walks Boulevard/Village Parkway & Becker Road



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	75	37	0	38	219	543	0	7	31	779	9	7
Future Volume (veh/h)	75	37	0	38	219	543	0	7	31	779	9	7
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1900	1900	1900	1885	1885	1885	1900	1900	1900	1856	1856	1856
Adj Flow Rate, veh/h	79	39	0	40	231	572	0	7	33	820	9	7
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	0	0	0	1	1	1	0	0	0	3	3	3
Cap, veh/h	107	1449	0	77	496	420	60	14	67	710	491	382
Arrive On Green	0.06	0.28	0.00	0.04	0.26	0.26	0.00	0.05	0.05	0.40	0.51	0.51
Sat Flow, veh/h	1810	5358	0	1795	1885	1598	1419	290	1365	1767	968	753
Grp Volume(v), veh/h	79	39	0	40	231	572	0	0	40	820	0	16
Grp Sat Flow(s),veh/h/ln	1810	1729	0	1795	1885	1598	1419	0	1654	1767	0	1720
Q Serve(g_s), s	5.2	0.7	0.0	2.6	12.4	31.6	0.0	0.0	2.8	48.2	0.0	0.6
Cycle Q Clear(g_c), s	5.2	0.7	0.0	2.6	12.4	31.6	0.0	0.0	2.8	48.2	0.0	0.6
Prop In Lane	1.00		0.00	1.00		1.00	1.00		0.82	1.00		0.44
Lane Grp Cap(c), veh/h	107	1449	0	77	496	420	60	0	82	710	0	873
V/C Ratio(X)	0.73	0.03	0.00	0.52	0.47	1.36	0.00	0.00	0.49	1.16	0.00	0.02
Avail Cap(c_a), veh/h	124	1449	0	123	496	420	87	0	113	710	0	906
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	1.00	0.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	55.5	31.4	0.0	56.2	37.1	44.2	0.0	0.0	55.6	35.9	0.0	14.7
Incr Delay (d2), s/veh	17.6	0.0	0.0	5.3	3.1	177.5	0.0	0.0	4.5	85.3	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	5.1	0.5	0.0	2.3	10.0	49.4	0.0	0.0	2.3	51.0	0.0	0.4
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	73.1	31.4	0.0	61.5	40.3	221.7	0.0	0.0	60.1	121.2	0.0	14.7
LnGrp LOS	E	C	A	E	D	F	A	A	E	F	A	B
Approach Vol, veh/h		118			843			40			836	
Approach Delay, s/veh		59.3			164.4			60.1			119.2	
Approach LOS		E			F			E			F	

Timer - Assigned Phs	1	2	3	4	5	6		8
Phs Duration (G+Y+Rc), s	13.9	38.4	55.0	12.7	12.0	40.3		67.7
Change Period (Y+Rc), s	6.8	6.8	6.8	6.8	6.8	6.8		6.8
Max Green Setting (Gmax), s	8.2	28.2	48.2	8.2	8.2	28.2		63.2
Max Q Clear Time (g_c+I1), s	7.2	33.6	50.2	4.8	4.6	2.7		2.6
Green Ext Time (p_c), s	0.0	0.0	0.0	0.0	0.0	0.1		0.1

Intersection Summary	
HCM 6th Ctrl Delay	134.8
HCM 6th LOS	F

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Lane Configurations													
Traffic Volume (vph)	182	30	111	1	33	4	196	425	0	4	1	656	49
Future Volume (vph)	182	30	111	1	33	4	196	425	0	4	1	656	49
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	155		0	0		0	325		0		315		0
Storage Lanes	1		0	1		0	1		0		1		0
Taper Length (ft)	25			25			25				25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	0.95	0.95	1.00	0.95	0.95
Frt		0.882			0.985							0.990	
Flt Protected	0.950			0.950			0.950				0.950		
Satd. Flow (prot)	1770	1643	0	1805	1839	0	1770	3539	0	0	1770	3504	0
Flt Permitted	0.950			0.950			0.950				0.950		
Satd. Flow (perm)	1770	1643	0	1805	1839	0	1770	3539	0	0	1770	3504	0
Link Speed (mph)		30			30			45				45	
Link Distance (ft)		770			1054			403				482	
Travel Time (s)		17.5			24.0			6.1				7.3	
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Heavy Vehicles (%)	2%	2%	2%	0%	2%	0%	2%	2%	2%	2%	2%	2%	2%
Adj. Flow (vph)	196	32	119	1	35	4	211	457	0	4	1	705	53
Shared Lane Traffic (%)													
Lane Group Flow (vph)	196	151	0	1	39	0	211	457	0	0	5	758	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	R NA	Left	Left	Right
Median Width(ft)		12			24			48				48	
Link Offset(ft)		0			0			0				0	
Crosswalk Width(ft)		16			16			16				16	
Two way Left Turn Lane													
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	9	15		9
Sign Control		Stop			Stop			Free				Free	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 57.3%		ICU Level of Service B	
Analysis Period (min) 15			

Intersection	
Int Delay, s/veh	16.2

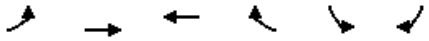
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Lane Configurations													
Traffic Vol, veh/h	182	30	111	1	33	4	196	425	0	4	1	656	49
Future Vol, veh/h	182	30	111	1	33	4	196	425	0	4	1	656	49
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	-	None
Storage Length	155	-	-	0	-	-	325	-	-	-	315	-	-
Veh in Median Storage, #	-	2	-	-	2	-	-	0	-	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	-	0	-
Peak Hour Factor	93	93	93	93	93	93	93	93	93	93	93	93	93
Heavy Vehicles, %	2	2	2	0	2	0	2	2	2	2	2	2	2
Mvmt Flow	196	32	119	1	35	4	211	457	0	4	1	705	53

Major/Minor	Minor2			Minor1			Major1			Major2			
Conflicting Flow All	1410	1621	379	1258	1647	229	758	0	0	457	457	0	0
Stage 1	742	742	-	879	879	-	-	-	-	-	-	-	-
Stage 2	668	879	-	379	768	-	-	-	-	-	-	-	-
Critical Hdwy	7.54	6.54	6.94	7.5	6.54	6.9	4.14	-	-	6.44	4.14	-	-
Critical Hdwy Stg 1	6.54	5.54	-	6.5	5.54	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.54	5.54	-	6.5	5.54	-	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	4.02	3.32	3.5	4.02	3.3	2.22	-	-	2.52	2.22	-	-
Pot Cap-1 Maneuver	~ 98	102	619	130	98	780	849	-	-	737	1100	-	-
Stage 1	374	420	-	313	363	-	-	-	-	-	-	-	-
Stage 2	414	363	-	620	409	-	-	-	-	-	-	-	-
Platoon blocked, %								-	-			-	-
Mov Cap-1 Maneuver	~ 66	76	619	76	73	780	849	-	-	785	785	-	-
Mov Cap-2 Maneuver	~ 193	224	-	177	164	-	-	-	-	-	-	-	-
Stage 1	281	417	-	235	273	-	-	-	-	-	-	-	-
Stage 2	269	273	-	459	407	-	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	74.5	30.7	3.4	0.1
HCM LOS	F	D		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	EBLn2	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	849	-	-	193	450	177	179	785	-	-
HCM Lane V/C Ratio	0.248	-	-	1.014	0.337	0.006	0.222	0.007	-	-
HCM Control Delay (s)	10.6	-	-	119.1	17	25.5	30.8	9.6	-	-
HCM Lane LOS	B	-	-	F	C	D	D	A	-	-
HCM 95th %tile Q(veh)	1	-	-	8.7	1.5	0	0.8	0	-	-

Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon



Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑↑	↑↑	↱		↱
Traffic Volume (vph)	0	112	40	71	0	40
Future Volume (vph)	0	112	40	71	0	40
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0			260	0	0
Storage Lanes	0			1	0	1
Taper Length (ft)	25				25	
Lane Util. Factor	1.00	0.95	0.95	1.00	1.00	1.00
Frt				0.850		0.865
Flt Protected						
Satd. Flow (prot)	0	3539	3539	1583	0	1611
Flt Permitted						
Satd. Flow (perm)	0	3539	3539	1583	0	1611
Link Speed (mph)		45	30		30	
Link Distance (ft)		209	390		550	
Travel Time (s)		3.2	8.9		12.5	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	0	122	43	77	0	43
Shared Lane Traffic (%)						
Lane Group Flow (vph)	0	122	43	77	0	43
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Left	Left	Right	Left	Right
Median Width(ft)		26	26		0	
Link Offset(ft)		0	0		0	
Crosswalk Width(ft)		16	16		16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15			9	15	9
Sign Control		Free	Free		Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 13.3%		ICU Level of Service A	
Analysis Period (min) 15			

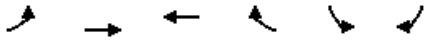
Intersection	
Int Delay, s/veh	1.3

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑↑	↑↑	↱		↱
Traffic Vol, veh/h	0	112	40	71	0	40
Future Vol, veh/h	0	112	40	71	0	40
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	260	-	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	122	43	77	0	43

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	-	0	-	0	-	22
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.32
Pot Cap-1 Maneuver	0	-	-	-	0	1050
Stage 1	0	-	-	-	0	-
Stage 2	0	-	-	-	0	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	-	-	-	-	-	1050
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	SB
HCM Control Delay, s	0	0	8.6
HCM LOS			A

Minor Lane/Major Mvmt	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	-	-	-	1050
HCM Lane V/C Ratio	-	-	-	0.041
HCM Control Delay (s)	-	-	-	8.6
HCM Lane LOS	-	-	-	A
HCM 95th %tile Q(veh)	-	-	-	0.1



Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑↑	↑↑	↱		↱
Traffic Volume (vph)	0	112	91	137	0	20
Future Volume (vph)	0	112	91	137	0	20
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0			221	0	0
Storage Lanes	0			1	0	1
Taper Length (ft)	25				25	
Lane Util. Factor	1.00	0.95	0.95	1.00	1.00	1.00
Frt				0.850		0.865
Flt Protected						
Satd. Flow (prot)	0	3539	3539	1583	0	1611
Flt Permitted						
Satd. Flow (perm)	0	3539	3539	1583	0	1611
Link Speed (mph)		45	30		30	
Link Distance (ft)		390	641		379	
Travel Time (s)		5.9	14.6		8.6	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	0	122	99	149	0	22
Shared Lane Traffic (%)						
Lane Group Flow (vph)	0	122	99	149	0	22
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Left	Left	Right	Left	Right
Median Width(ft)		26	26		0	
Link Offset(ft)		0	0		0	
Crosswalk Width(ft)		16	16		16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15			9	15	9
Sign Control		Free	Free		Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 13.3%		ICU Level of Service A	
Analysis Period (min) 15			

Intersection	
Int Delay, s/veh	0.5

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑↑	↑↑	↱		↱
Traffic Vol, veh/h	0	112	91	137	0	20
Future Vol, veh/h	0	112	91	137	0	20
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	221	-	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	122	99	149	0	22

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	-	0	-	0	-	50
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.32
Pot Cap-1 Maneuver	0	-	-	-	0	1008
Stage 1	0	-	-	-	0	-
Stage 2	0	-	-	-	0	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	-	-	-	-	-	1008
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	SB
HCM Control Delay, s	0	0	8.7
HCM LOS			A

Minor Lane/Major Mvmt	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	-	-	-	1008
HCM Lane V/C Ratio	-	-	-	0.022
HCM Control Delay (s)	-	-	-	8.7
HCM Lane LOS	-	-	-	A
HCM 95th %tile Q(veh)	-	-	-	0.1



Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (vph)	0	0	0	625	790	83
Future Volume (vph)	0	0	0	625	790	83
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0	0	0			290
Storage Lanes	0	0	0			1
Taper Length (ft)	25		25			
Lane Util. Factor	1.00	1.00	1.00	0.95	0.95	1.00
Frt						0.850
Flt Protected						
Satd. Flow (prot)	0	0	0	3539	3539	1583
Flt Permitted						
Satd. Flow (perm)	0	0	0	3539	3539	1583
Link Speed (mph)	30			45	45	
Link Distance (ft)	688			479	386	
Travel Time (s)	15.6			7.3	5.8	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	0	0	0	679	859	90
Shared Lane Traffic (%)						
Lane Group Flow (vph)	0	0	0	679	859	90
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	0			48	48	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15	9	15			9
Sign Control	Stop			Free	Free	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 25.2%		ICU Level of Service A	
Analysis Period (min) 15			



Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (vph)	0	154	0	625	725	43
Future Volume (vph)	0	154	0	625	725	43
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0	0	0			275
Storage Lanes	0	1	0			1
Taper Length (ft)	25		25			
Lane Util. Factor	1.00	1.00	1.00	0.95	0.95	1.00
Frt		0.865				0.850
Flt Protected						
Satd. Flow (prot)	0	1611	0	3539	3539	1583
Flt Permitted						
Satd. Flow (perm)	0	1611	0	3539	3539	1583
Link Speed (mph)	30			45	45	
Link Distance (ft)	708			386	403	
Travel Time (s)	16.1			5.8	6.1	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	0	167	0	679	788	47
Shared Lane Traffic (%)						
Lane Group Flow (vph)	0	167	0	679	788	47
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	0			48	48	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15	9	15			9
Sign Control	Stop			Free	Free	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 36.2%		ICU Level of Service A	
Analysis Period (min) 15			

Intersection	
Int Delay, s/veh	1.3

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	0	154	0	625	725	43
Future Vol, veh/h	0	154	0	625	725	43
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	-	0	-	-	-	275
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	167	0	679	788	47

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	-	394	-	0	-	0
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	6.94	-	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	3.32	-	-	-	-
Pot Cap-1 Maneuver	0	605	0	-	-	-
Stage 1	0	-	0	-	-	-
Stage 2	0	-	0	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	-	605	-	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	13.2	0	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	-	605	-	-
HCM Lane V/C Ratio	-	0.277	-	-
HCM Control Delay (s)	-	13.2	-	-
HCM Lane LOS	-	B	-	-
HCM 95th %tile Q(veh)	-	1.1	-	-



Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (vph)	0	44	0	610	668	21
Future Volume (vph)	0	44	0	610	668	21
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	0.95	0.95	0.95
Frt		0.865			0.995	
Flt Protected						
Satd. Flow (prot)	0	1611	0	3539	3522	0
Flt Permitted						
Satd. Flow (perm)	0	1611	0	3539	3522	0
Link Speed (mph)	30			45	45	
Link Distance (ft)	697			482	252	
Travel Time (s)	15.8			7.3	3.8	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	0	48	0	663	726	23
Shared Lane Traffic (%)						
Lane Group Flow (vph)	0	48	0	663	749	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	0			48	48	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15	9	15			9
Sign Control	Stop			Free	Free	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 29.1%		ICU Level of Service A	
Analysis Period (min) 15			

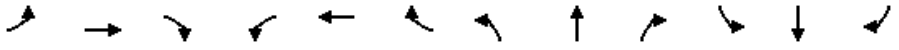
Intersection	
Int Delay, s/veh	0.4

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	0	44	0	610	668	21
Future Vol, veh/h	0	44	0	610	668	21
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	-	0	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	48	0	663	726	23

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	-	375	-	0	-	0
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	6.94	-	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	3.32	-	-	-	-
Pot Cap-1 Maneuver	0	623	0	-	-	-
Stage 1	0	-	0	-	-	-
Stage 2	0	-	0	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	-	623	-	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	11.3	0	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	-	623	-	-
HCM Lane V/C Ratio	-	0.077	-	-
HCM Control Delay (s)	-	11.3	-	-
HCM Lane LOS	-	B	-	-
HCM 95th %tile Q(veh)	-	0.2	-	-

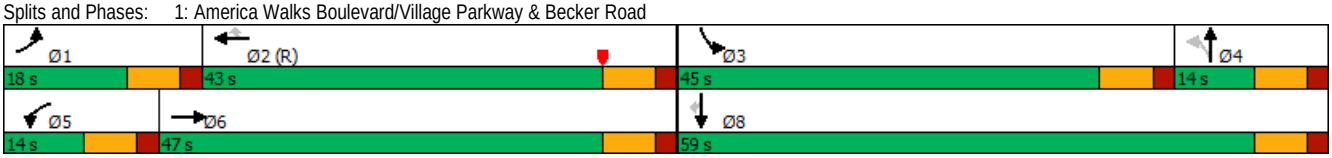


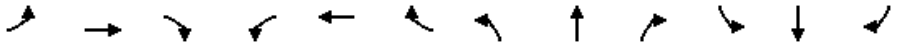
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	75	37	0	38	219	543	0	7	31	779	9	7
Future Volume (vph)	75	37	0	38	219	543	0	7	31	779	9	7
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	320		320	385		395	0		0	570		340
Storage Lanes	1		0	1		1	1		0	1		1
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	0.95	0.95	1.00	1.00	1.00	1.00	1.00	1.00	0.97	1.00	1.00
Frt						0.850		0.876				0.850
Flt Protected	0.950			0.950						0.950		
Satd. Flow (prot)	1805	3610	0	1787	1881	1599	1900	1664	0	3400	1845	1568
Flt Permitted	0.950			0.950						0.950		
Satd. Flow (perm)	1805	3610	0	1787	1881	1599	1900	1664	0	3400	1845	1568
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)						572		33				96
Link Speed (mph)		45			45			30			45	
Link Distance (ft)		641			1347			420			479	
Travel Time (s)		9.7			20.4			9.5			7.3	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Heavy Vehicles (%)	0%	0%	0%	1%	1%	1%	0%	0%	0%	3%	3%	3%
Adj. Flow (vph)	79	39	0	40	231	572	0	7	33	820	9	7
Shared Lane Traffic (%)												
Lane Group Flow (vph)	79	39	0	40	231	572	0	40	0	820	9	7
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		26			26			48			48	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Turn Type	Prot	NA		Prot	NA	Perm	Perm	NA		Prot	NA	Perm
Protected Phases	1	6		5	2			4		3	8	
Permitted Phases						2	4					8
Detector Phase	1	6		5	2	2	4	4		3	8	8
Switch Phase												
Minimum Initial (s)	7.0	7.0		7.0	7.0	7.0	7.0	7.0		10.0	2.0	2.0
Minimum Split (s)	13.8	13.8		13.8	13.8	13.8	13.8	13.8		16.8	8.8	8.8
Total Split (s)	18.0	47.0		14.0	43.0	43.0	14.0	14.0		45.0	59.0	59.0
Total Split (%)	15.0%	39.2%		11.7%	35.8%	35.8%	11.7%	11.7%		37.5%	49.2%	49.2%
Yellow Time (s)	4.8	4.8		4.8	4.8	4.8	4.8	4.8		4.8	4.8	4.8
All-Red Time (s)	2.0	2.0		2.0	2.0	2.0	2.0	2.0		2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Total Lost Time (s)	6.8	6.8		6.8	6.8	6.8	6.8	6.8		6.8	6.8	6.8
Lead/Lag	Lead	Lag		Lead	Lag	Lag	Lag	Lag		Lead		
Lead-Lag Optimize?	Yes	Yes		Yes	Yes	Yes	Yes	Yes		Yes		
Recall Mode	None	Max		None	C-Max	C-Max	None	None		None	None	None
Act Effct Green (s)	9.9	50.0		7.5	47.5	47.5		7.1		33.8	44.9	44.9
Actuated g/C Ratio	0.08	0.42		0.06	0.40	0.40		0.06		0.28	0.37	0.37
v/c Ratio	0.53	0.03		0.36	0.31	0.58		0.31		0.86	0.01	0.01
Control Delay	65.5	26.2		63.4	30.6	5.4		28.3		50.2	19.9	0.0
Queue Delay	0.0	0.0		0.0	0.0	0.0		0.0		0.0	0.0	0.0
Total Delay	65.5	26.2		63.4	30.6	5.4		28.3		50.2	19.9	0.0
LOS	E	C		E	C	A		C		D	B	A
Approach Delay		52.5			15.1			28.3			49.5	
Approach LOS		D			B			C			D	

Intersection Summary	
Area Type:	Other
Cycle Length: 120	
Actuated Cycle Length: 120	
Offset: 0 (0%), Referenced to phase 2:WBT, Start of Yellow	
Natural Cycle: 80	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.86	
Intersection Signal Delay: 33.4	Intersection LOS: C

Intersection Capacity Utilization 63.2% ICU Level of Service B
Analysis Period (min) 15

Splits and Phases: 1: America Walks Boulevard/Village Parkway & Becker Road





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	75	37	0	38	219	543	0	7	31	779	9	7
Future Volume (veh/h)	75	37	0	38	219	543	0	7	31	779	9	7
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1900	1900	1900	1885	1885	1885	1900	1900	1900	1856	1856	1856
Adj Flow Rate, veh/h	79	39	0	40	231	572	0	7	33	820	9	7
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	0	0	0	1	1	1	0	0	0	3	3	3
Cap, veh/h	108	1500	0	77	752	637	60	14	67	911	689	584
Arrive On Green	0.06	0.42	0.00	0.04	0.40	0.40	0.00	0.05	0.05	0.27	0.37	0.37
Sat Flow, veh/h	1810	3705	0	1795	1885	1598	1419	290	1365	3428	1856	1572
Grp Volume(v), veh/h	79	39	0	40	231	572	0	0	40	820	9	7
Grp Sat Flow(s),veh/h/ln	1810	1805	0	1795	1885	1598	1419	0	1654	1714	1856	1572
Q Serve(g_s), s	5.2	0.8	0.0	2.6	10.1	40.2	0.0	0.0	2.8	27.7	0.4	0.3
Cycle Q Clear(g_c), s	5.2	0.8	0.0	2.6	10.1	40.2	0.0	0.0	2.8	27.7	0.4	0.3
Prop In Lane	1.00		0.00	1.00		1.00	1.00		0.82	1.00		1.00
Lane Grp Cap(c), veh/h	108	1500	0	77	752	637	60	0	82	911	689	584
V/C Ratio(X)	0.73	0.03	0.00	0.52	0.31	0.90	0.00	0.00	0.49	0.90	0.01	0.01
Avail Cap(c_a), veh/h	169	1500	0	108	752	637	75	0	99	1091	807	684
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	1.00	0.00	0.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	55.5	20.7	0.0	56.2	24.7	33.8	0.0	0.0	55.6	42.5	23.8	23.8
Incr Delay (d2), s/veh	9.1	0.0	0.0	5.3	1.1	17.9	0.0	0.0	4.5	9.1	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	4.6	0.6	0.0	2.3	8.1	24.8	0.0	0.0	2.3	18.2	0.3	0.2
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	64.6	20.8	0.0	61.5	25.8	51.7	0.0	0.0	60.1	51.6	23.8	23.8
LnGrp LOS	E	C	A	E	C	D	A	A	E	D	C	C
Approach Vol, veh/h		118			843			40			836	
Approach Delay, s/veh		50.1			45.0			60.1			51.1	
Approach LOS		D			D			E			D	

Timer - Assigned Phs	1	2	3	4	5	6		8
Phs Duration (G+Y+Rc), s	14.0	54.7	38.7	12.7	12.0	56.7		51.4
Change Period (Y+Rc), s	6.8	6.8	6.8	6.8	6.8	6.8		6.8
Max Green Setting (Gmax), s	11.2	36.2	38.2	7.2	7.2	40.2		52.2
Max Q Clear Time (g_c+I1), s	7.2	42.2	29.7	4.8	4.6	2.8		2.4
Green Ext Time (p_c), s	0.0	0.0	2.2	0.0	0.0	0.2		0.0

Intersection Summary		
HCM 6th Ctrl Delay		48.4
HCM 6th LOS		D

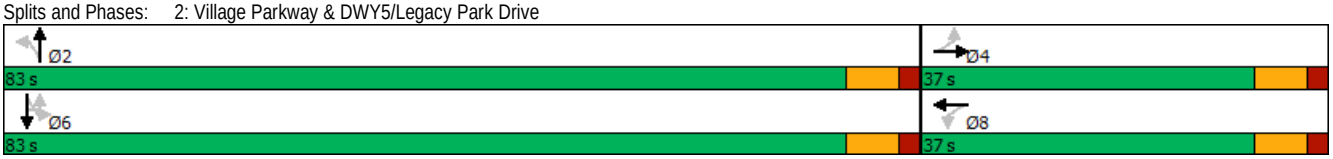


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Lane Configurations													
Traffic Volume (vph)	182	30	111	1	33	4	196	425	0	4	1	656	49
Future Volume (vph)	182	30	111	1	33	4	196	425	0	4	1	656	49
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	155		0	0		0	325		0		315		0
Storage Lanes	1		0	1		0	1		0		1		0
Taper Length (ft)	25			25			25				25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	0.95	0.95	1.00	0.95	0.95
Frt		0.882			0.985							0.990	
Flt Protected	0.950			0.950			0.950				0.950		
Satd. Flow (prot)	1770	1643	0	1805	1839	0	1770	3539	0	0	1770	3504	0
Flt Permitted	0.732			0.661			0.348				0.489		
Satd. Flow (perm)	1364	1643	0	1256	1839	0	648	3539	0	0	911	3504	0
Right Turn on Red			Yes			Yes			Yes				Yes
Satd. Flow (RTOR)		119			4							13	
Link Speed (mph)		30			30			45				45	
Link Distance (ft)		770			1054			403				482	
Travel Time (s)		17.5			24.0			6.1				7.3	
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Heavy Vehicles (%)	2%	2%	2%	0%	2%	0%	2%	2%	2%	2%	2%	2%	2%
Adj. Flow (vph)	196	32	119	1	35	4	211	457	0	4	1	705	53
Shared Lane Traffic (%)													
Lane Group Flow (vph)	196	151	0	1	39	0	211	457	0	0	5	758	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	R NA	Left	Left	Right
Median Width(ft)		12			24			48				48	
Link Offset(ft)		0			0			0				0	
Crosswalk Width(ft)		16			16			16				16	
Two way Left Turn Lane													
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	9	15		9
Turn Type	Perm	NA		Perm	NA		Perm	NA		Perm	Perm	NA	
Protected Phases		4			8			2				6	
Permitted Phases	4			8			2			6	6		
Detector Phase	4	4		8	8		2	2		6	6	6	
Switch Phase													
Minimum Initial (s)	5.0	5.0		5.0	5.0		5.0	5.0		5.0	5.0	5.0	
Minimum Split (s)	24.8	24.8		24.8	24.8		24.8	24.8		24.8	24.8	24.8	
Total Split (s)	37.0	37.0		37.0	37.0		83.0	83.0		83.0	83.0	83.0	
Total Split (%)	30.8%	30.8%		30.8%	30.8%		69.2%	69.2%		69.2%	69.2%	69.2%	
Yellow Time (s)	4.8	4.8		4.8	4.8		4.8	4.8		4.8	4.8	4.8	
All-Red Time (s)	2.0	2.0		2.0	2.0		2.0	2.0		2.0	2.0	2.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0			0.0	0.0	
Total Lost Time (s)	6.8	6.8		6.8	6.8		6.8	6.8			6.8	6.8	
Lead/Lag													
Lead-Lag Optimize?													
Recall Mode	None	None		None	None		Min	Min		Min	Min	Min	
Act Effct Green (s)	14.5	14.5		14.5	14.5		27.9	27.9			27.9	27.9	
Actuated g/C Ratio	0.25	0.25		0.25	0.25		0.48	0.48			0.48	0.48	
v/c Ratio	0.57	0.30		0.00	0.08		0.67	0.27			0.01	0.44	
Control Delay	29.2	9.3		22.0	19.5		23.6	8.9			8.0	10.1	
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0			0.0	0.0	
Total Delay	29.2	9.3		22.0	19.5		23.6	8.9			8.0	10.1	
LOS	C	A		C	B		C	A			A	B	
Approach Delay		20.6			19.5			13.5				10.1	
Approach LOS		C			B			B				B	

Intersection Summary			
Area Type:	Other		
Cycle Length: 120			
Actuated Cycle Length: 57.6			
Natural Cycle: 60			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 0.67			
Intersection Signal Delay: 13.5		Intersection LOS: B	
Intersection Capacity Utilization 64.3%		ICU Level of Service C	

Analysis Period (min) 15

Splits and Phases: 2: Village Parkway & DWY5/Legacy Park Drive



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Lane Configurations													
Traffic Volume (veh/h)	182	30	111	1	33	4	196	425	0	4	1	656	49
Future Volume (veh/h)	182	30	111	1	33	4	196	425	0	4	1	656	49
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0		0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00		1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00		1.00	1.00	1.00
Work Zone On Approach		No			No			No				No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1900	1870	1900	1870	1870	1870		1870	1870	1870
Adj Flow Rate, veh/h	196	32	119	1	35	4	211	457	0		1	705	53
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93		0.93	0.93	0.93
Percent Heavy Veh, %	2	2	2	0	2	0	2	2	2		2	2	2
Cap, veh/h	411	75	279	310	356	41	418	1858	0		561	1751	132
Arrive On Green	0.22	0.22	0.22	0.22	0.22	0.22	0.52	0.52	0.00		0.52	0.52	0.52
Sat Flow, veh/h	1368	347	1291	1256	1648	188	707	3647	0		934	3350	252
Grp Volume(v), veh/h	196	0	151	1	0	39	211	457	0		1	374	384
Grp Sat Flow(s),veh/h/ln	1368	0	1638	1256	0	1836	707	1777	0		934	1777	1825
Q Serve(g_s), s	7.0	0.0	4.1	0.0	0.0	0.9	13.4	3.7	0.0		0.0	6.6	6.6
Cycle Q Clear(g_c), s	7.9	0.0	4.1	4.2	0.0	0.9	20.0	3.7	0.0		3.7	6.6	6.6
Prop In Lane	1.00		0.79	1.00		0.10	1.00		0.00		1.00		0.14
Lane Grp Cap(c), veh/h	411	0	354	310	0	397	418	1858	0		561	929	954
V/C Ratio(X)	0.48	0.00	0.43	0.00	0.00	0.10	0.51	0.25	0.00		0.00	0.40	0.40
Avail Cap(c_a), veh/h	909	0	950	767	0	1065	1083	5200	0		1440	2600	2671
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00		1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	0.00		1.00	1.00	1.00
Uniform Delay (d), s/veh	19.5	0.0	17.6	19.4	0.0	16.3	13.6	6.8	0.0		7.8	7.5	7.5
Incr Delay (d2), s/veh	0.9	0.0	0.8	0.0	0.0	0.1	0.9	0.1	0.0		0.0	0.3	0.3
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	3.8	0.0	2.7	0.0	0.0	0.6	3.0	1.6	0.0		0.0	3.0	3.1
Unsig. Movement Delay, s/veh													
LnGrp Delay(d),s/veh	20.4	0.0	18.4	19.4	0.0	16.5	14.5	6.9	0.0		7.8	7.8	7.8
LnGrp LOS	C	A	B	B	A	B	B	A	A		A	A	A
Approach Vol, veh/h		347			40			668				759	
Approach Delay, s/veh		19.5			16.5			9.3				7.8	
Approach LOS		B			B			A				A	

Timer - Assigned Phs		2		4		6		8					
Phs Duration (G+Y+Rc), s		34.0		18.1		34.0		18.1					
Change Period (Y+Rc), s		6.8		6.8		6.8		6.8					
Max Green Setting (Gmax), s		76.2		30.2		76.2		30.2					
Max Q Clear Time (g_c+I1), s		22.0		9.9		8.6		6.2					
Green Ext Time (p_c), s		5.2		1.4		4.8		0.1					

Intersection Summary													
HCM 6th Ctrl Delay			10.8										
HCM 6th LOS			B										

Notes

User approved ignoring U-Turning movement.

APPENDIX I
ITE Excerpts

Land Use: 862
Home Improvement Superstore

Description

A home improvement superstore is a free-standing facility that specializes in the sale of home improvement merchandise. The store generally offers a variety of customer services and centralized cashiering. A home improvement superstore typically maintains long store hours 7 days a week. Examples of items sold in the store include lumber, tools, paint, lighting, wallpaper and paneling, kitchen and bathroom fixtures, lawn equipment, and plant and garden accessories. The stores included in this land use are often the only ones on the site, but they can also be found in mutual operation with a related or unrelated garden center. A home improvement superstore is sometimes placed as a separate parcel within a retail complex, with or without its own dedicated parking. The buildings contained in this land use usually range in size between 50,000 and 200,000 square feet gross floor area. This land use does not include interior design stores. Building materials and lumber store (Land Use 812) and hardware/paint store (Land Use 816) are related uses.

Additional Data

Outside storage areas are not included in the overall gross floor area measurements. However, if a storage area is located within the principal outside faces of the exterior walls, it is included in the overall gross floor area of the building.

A garden center that is contained within the principal outside faces of the exterior building walls is included in the reported gross floor area. An outdoor or fenced-in area outside the principal faces of the exterior building walls is excluded.

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (https://www.ite.org/technical-resources/topics/trip-and-parking-generation/).

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Arizona, California, Connecticut, Delaware, Florida, Maryland, Massachusetts, New Hampshire, New York, Ontario (CAN), Pennsylvania, Rhode Island, Vermont, and Wisconsin.

To assist in the future analysis of this land use, it is important to collect and include information on the presence and size of garden centers, outdoor fenced-in space, and service stations in trip generation data submissions.

Source Numbers

126, 376, 434, 437, 507, 616, 617, 728, 731, 863, 927, 936, 961, 1077

Home Improvement Superstore
(862)

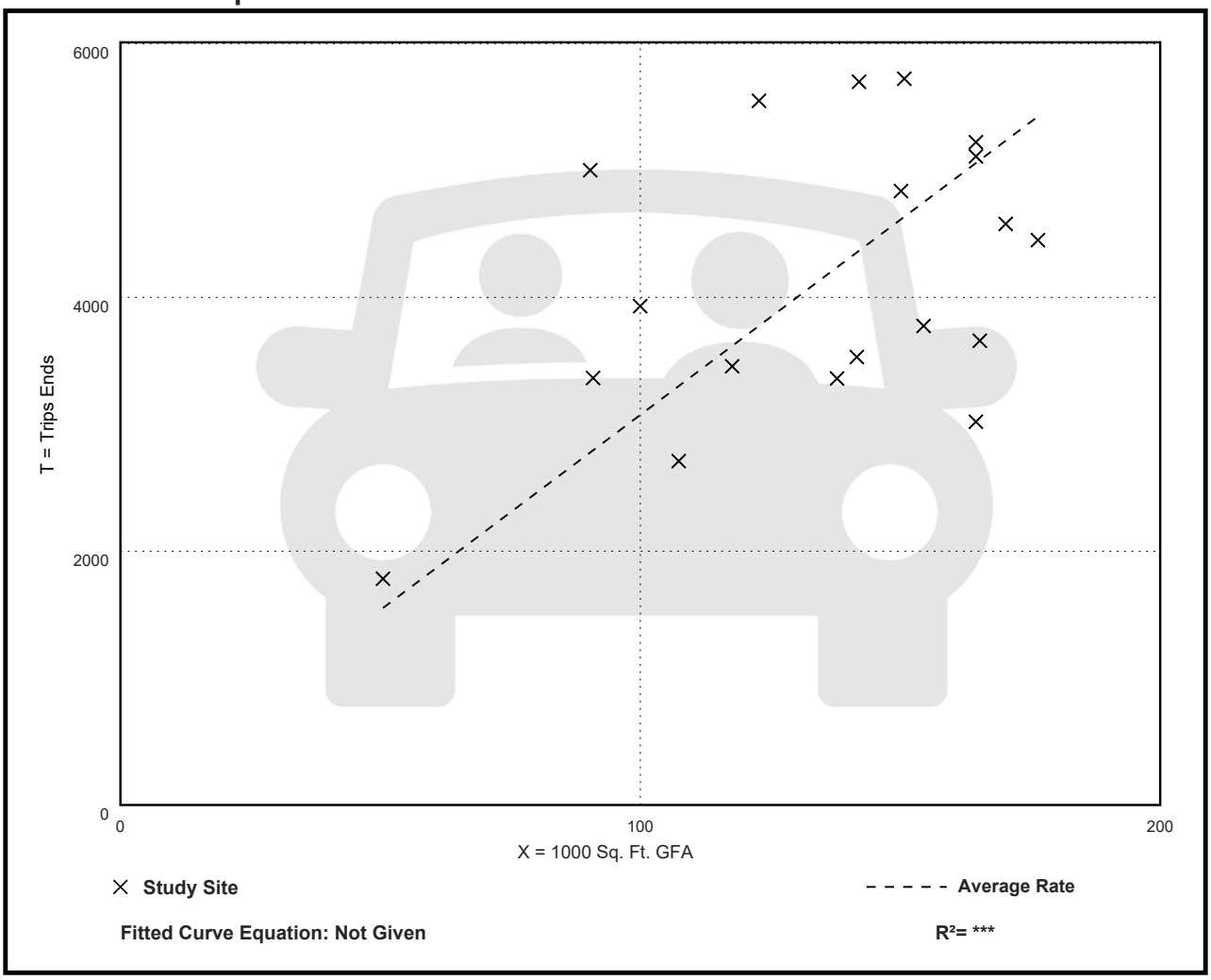
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 19
Avg. 1000 Sq. Ft. GFA: 135
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
30.74	18.35 - 55.35	8.58

Data Plot and Equation



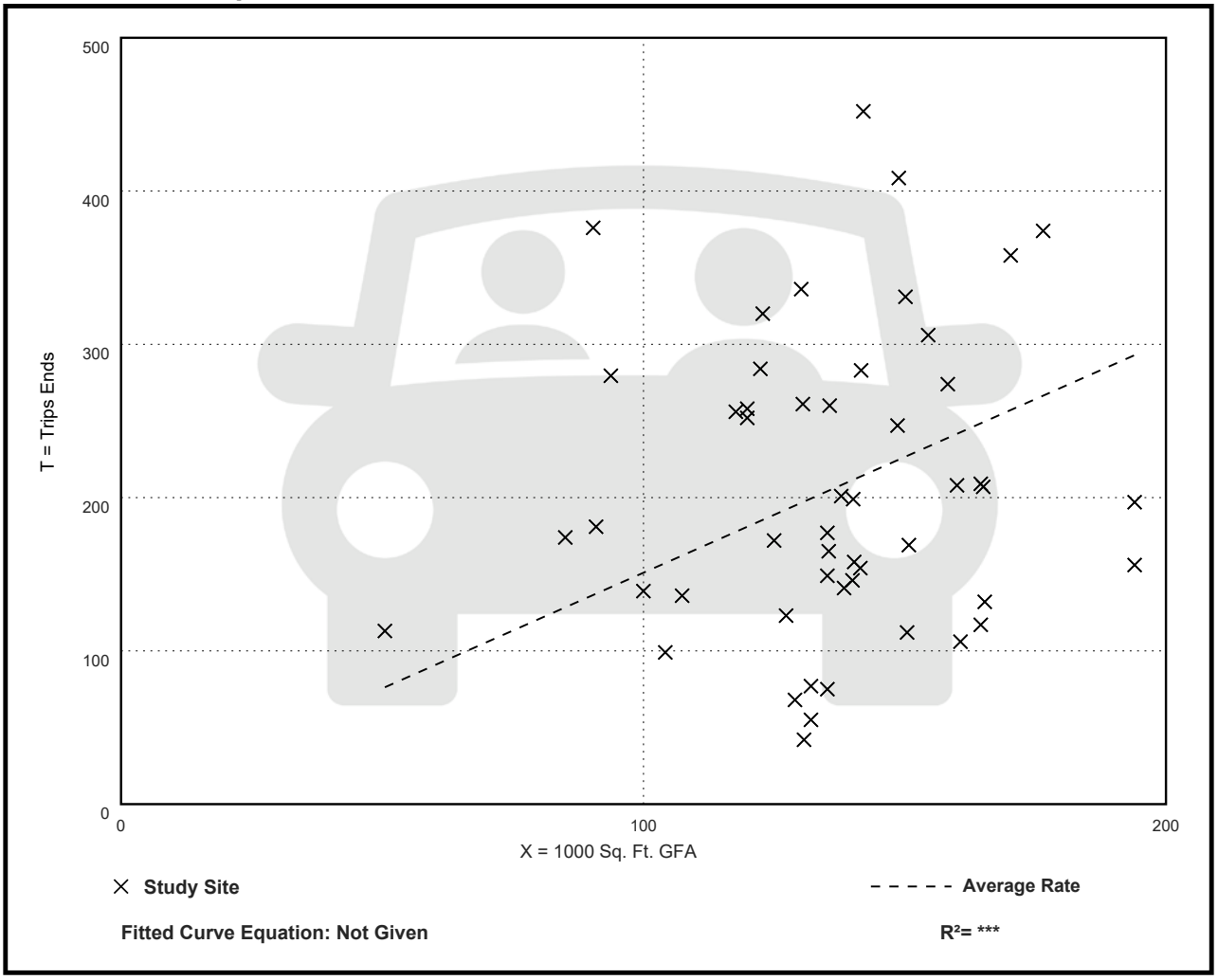
Home Improvement Superstore
(862)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 51
Avg. 1000 Sq. Ft. GFA: 136
Directional Distribution: 57% entering, 43% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.51	0.32 - 4.16	0.76

Data Plot and Equation



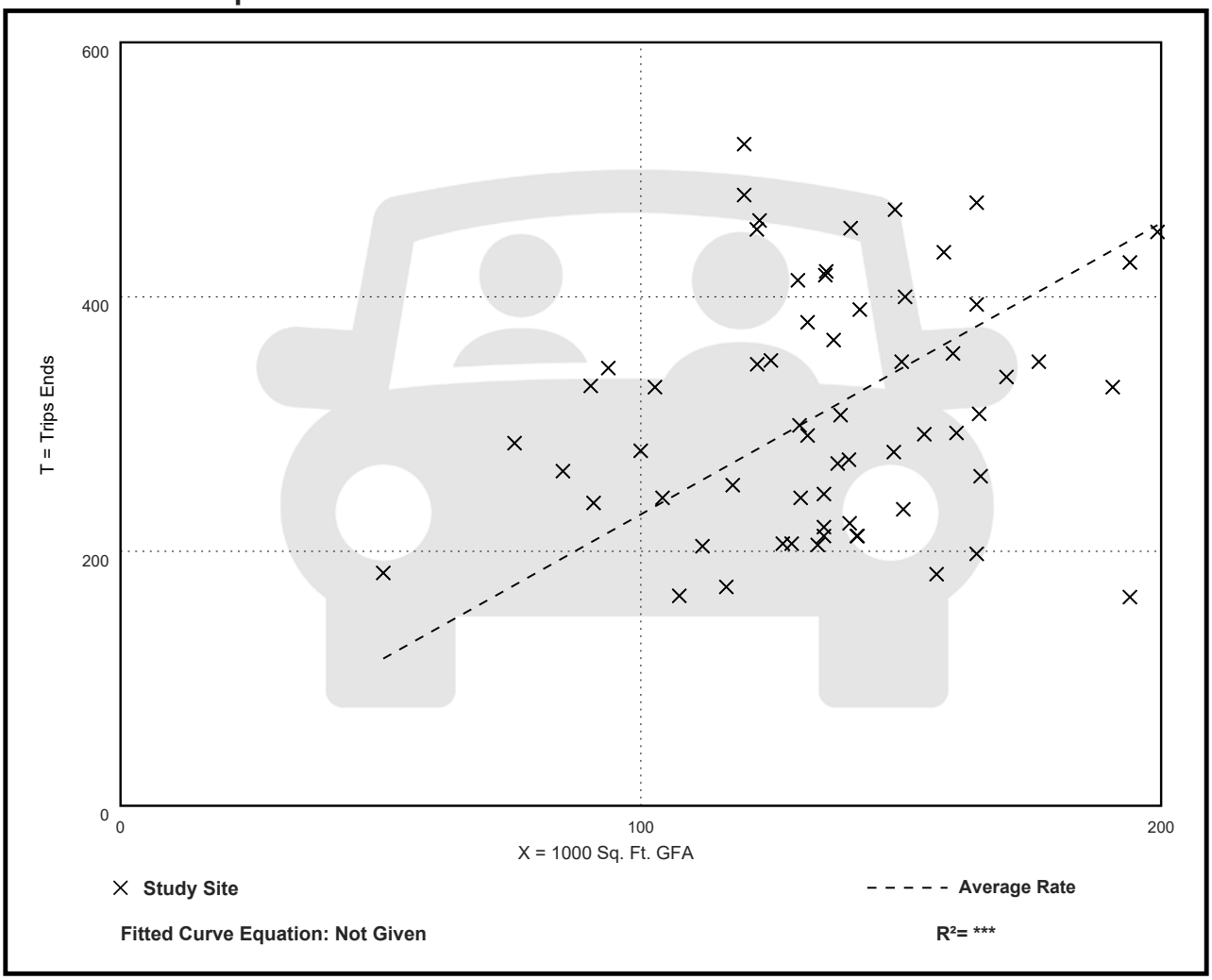
Home Improvement Superstore
(862)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 62
Avg. 1000 Sq. Ft. GFA: 136
Directional Distribution: 49% entering, 51% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
2.29	0.85 - 4.34	0.77

Data Plot and Equation



Vehicle Pass-By Rates by Land Use

Source: ITE *Trip Generation Manual* , 11th Edition

Land Use Code	862
Land Use	Home Improvement Superstore
Setting	General Urban/Suburban
Time Period	Weekday PM Peak Period
# Data Sites	4
Average Pass-By Rate	42%

Pass-By Characteristics for Individual Sites

GFA (000)	State or Province	Survey Year	# Interviews	Pass-By Trip (%)	Non-Pass-By Trips			Adj Street Peak Hour Volume	Source
					Primary (%)	Diverted (%)	Total (%)		
91	Florida	1993	111	46	—	—	54	—	30
100	Florida	1993	147	54	—	—	46	—	30
107	Florida	1992	488	44	32	24	56	—	30
142	Florida	2010	153	25	—	—	75	3888	9

Land Use: 945
Convenience Store/Gas Station

Description

A convenience store/gas station is a facility with a co-located convenience store and gas station. The convenience store sells grocery and other everyday items that a person may need or want as a matter of convenience. The gas station sells automotive fuels such as gasoline and diesel.

A convenience store/gas station is typically located along a major thoroughfare to optimize motorist convenience. Extended hours of operation (with many open 24 hours, 7 days a week) are common at these facilities.

The convenience store product mix typically includes pre-packaged grocery items, beverages, dairy products, snack foods, confectionary, tobacco products, over-the-counter drugs, and toiletries. A convenience store may sell alcohol, often limited to beer and wine. Coffee and pre-made sandwiches are also commonly sold at a convenience store. Made-to-order food orders are sometimes offered. Some stores offer limited seating.

The sites in this land use include both self-pump and attendant-pumped fueling positions and both pre-pay and post-pay operations.

Convenience store (Land Use 851), gasoline/service station (Land Use 944), and truck stop (Land Use 950) are related uses.

Land Use Subcategory

Multiple subcategories were added to this land use to allow for multi-variable evaluation of sites with single-variable data plots. All study sites are assigned to one of three subcategories, based on the number of vehicle fueling positions (VFP) at the site: between 2 and 8 VFP, between 9 and 15 VFP, and between 16 and 24 VFP. For each VFP range subcategory, data plots are presented with GFA as the independent variable for all time periods and trip types for which data are available. The use of both GFA and VFP (as the independent variable and land use subcategory, respectively) provides a significant improvement in the reliability of a trip generation estimate when compared to the single-variable data plots in prior editions of *Trip Generation Manual*.

Further, the study sites were also assigned to one of three other subcategories, based on the gross floor area (GFA) of the convenience store at the site: between 2,000 and 4,000 square feet, between 4,000 and 5,500 square feet, and between 5,500 and 10,000 square feet. For each GFA subcategory range, data plots are presented with VFP as the independent variable for all time periods and trip types for which data are available. The use of both VFP and GFA (as the independent variable and land use subcategory, respectively) provides a significant improvement in the reliability of a trip generation estimate when compared to the single-variable data plots in prior editions of *Trip Generation Manual*.

When analyzing the convenience store/gas station land use with each combination of GFA and VFP values as described above, the two sets of data plots will produce two estimates of site-generated trips. Both values can be considered when determining a site trip generation estimate.

Data plots are also provided for three additional independent variables: AM peak hour traffic on adjacent street, PM peak hour traffic on adjacent street, and employees. These independent variables are intended to be analyzed as single independent variables and do not have sub-categories associated with them. Within the data plots and within the ITETripGen web app, these plots are found under the land use subcategory "none."

Additional Data

ITE recognizes there are existing convenience store/gas station sites throughout North America that are larger than the sites presented in the data plots. However, the ITE database does not include any site with more than 24 VFP or any site with gross floor area greater than 10,000 square feet. Submission of trip generation data for larger sites is encouraged.

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (https://www.ite.org/technical-resources/topics/trip-and-parking-generation/).

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alberta (CAN), Arkansas, California, Connecticut, Delaware, Florida, Indiana, Iowa, Kentucky, Maryland, Massachusetts, Minnesota, Nevada, New Hampshire, New Jersey, Pennsylvania, Rhode Island, South Dakota, Texas, Utah, Vermont, Washington, and Wisconsin.

Source Numbers

221, 245, 274, 288, 300, 340, 350, 351, 352, 355, 359, 385, 440, 617, 718, 810, 813, 844, 850, 853, 864, 865, 867, 869, 882, 883, 888, 904, 926, 927, 936, 938, 954, 960, 962, 977, 1004, 1024, 1025, 1027, 1052

Convenience Store/Gas Station - VFP (16-24) (945)

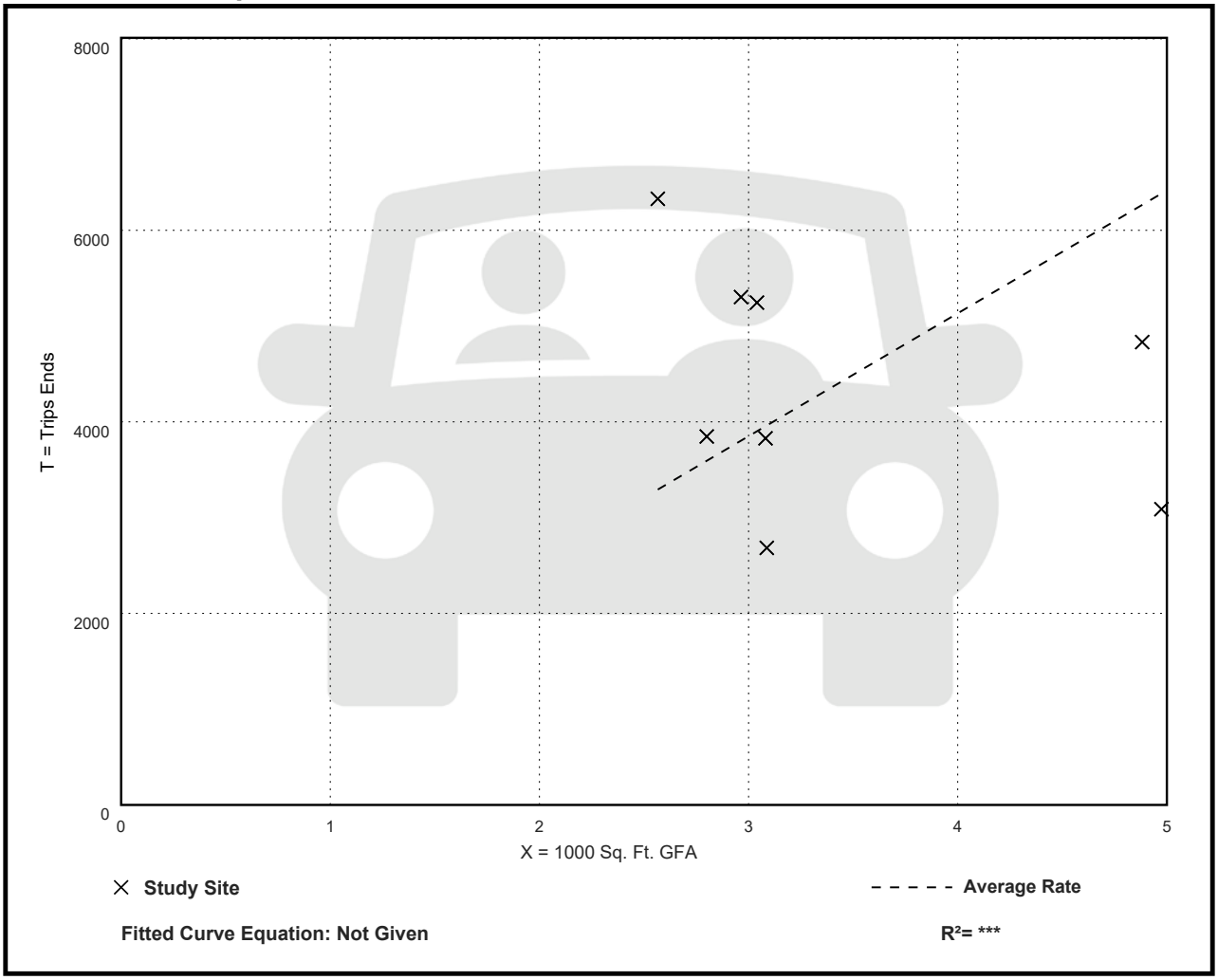
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 8
Avg. 1000 Sq. Ft. GFA: 3
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1283.38	620.83 - 2466.48	581.47

Data Plot and Equation



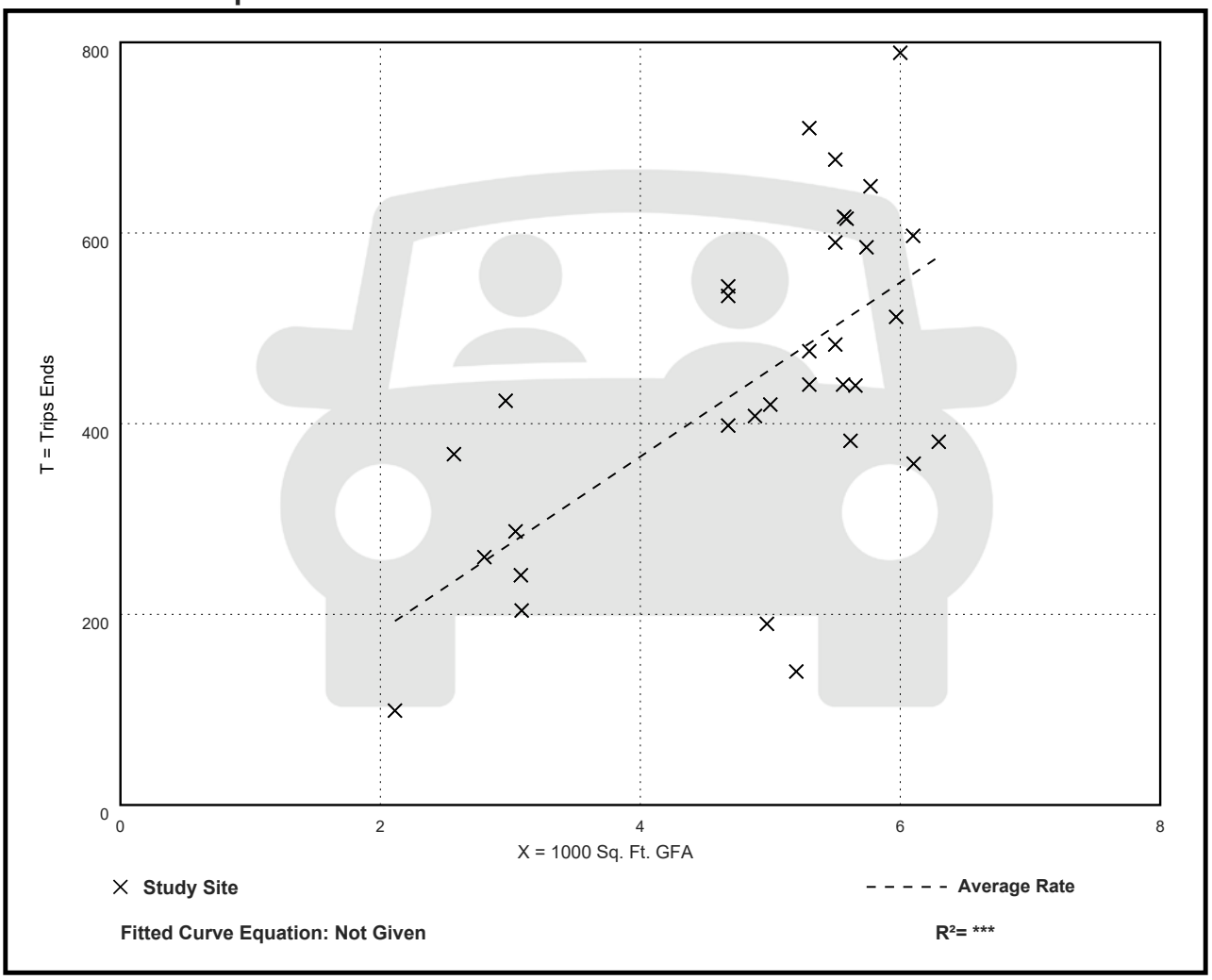
Convenience Store/Gas Station - VFP (16-24) (945)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 32
Avg. 1000 Sq. Ft. GFA: 5
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
91.35	26.92 - 143.41	27.59

Data Plot and Equation



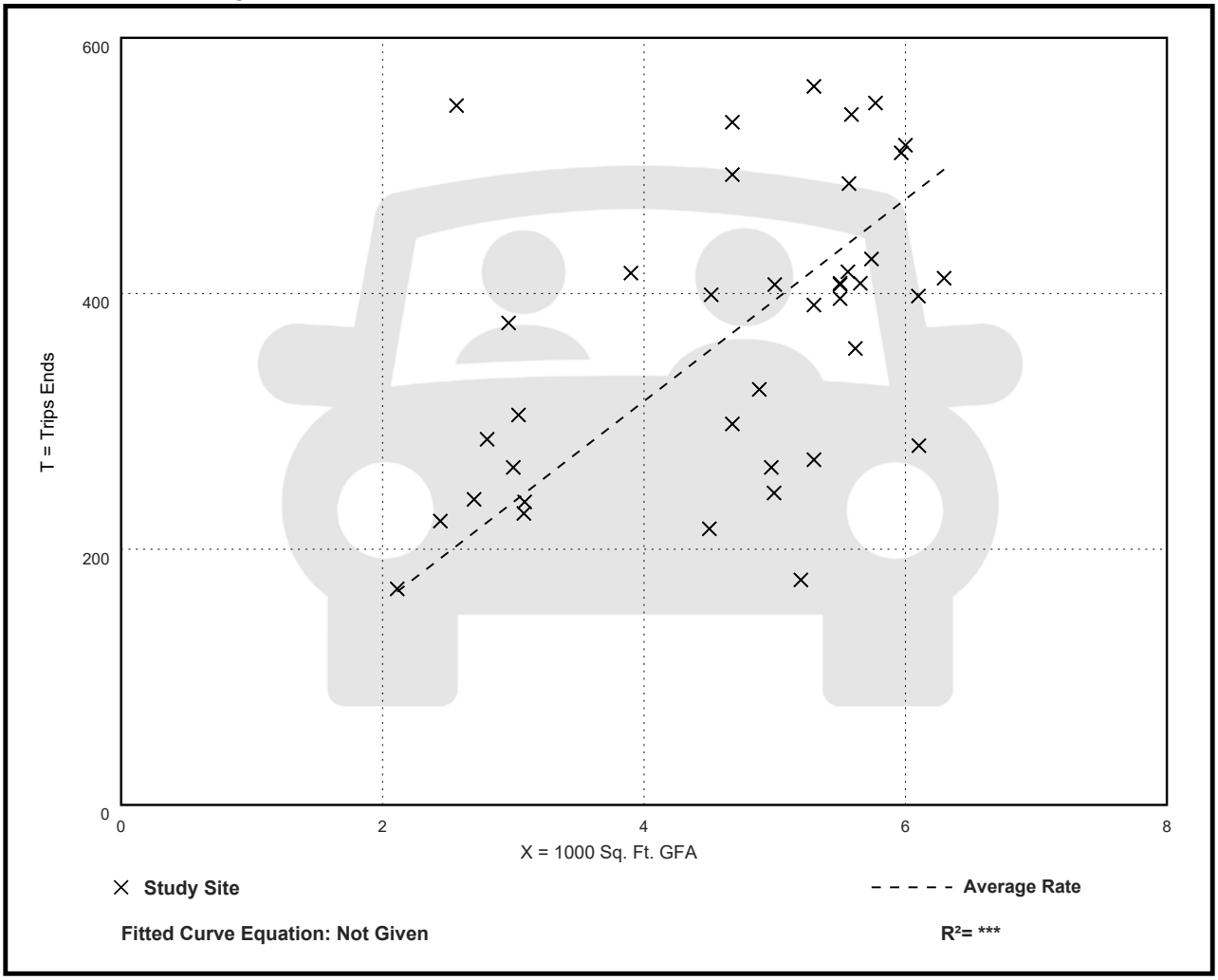
Convenience Store/Gas Station - VFP (16-24) (945)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 39
Avg. 1000 Sq. Ft. GFA: 5
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
78.95	33.85 - 213.17	25.75

Data Plot and Equation



Vehicle Pass-By Rates by Land Use

Source: ITE *Trip Generation Manual* , 11th Edition

Land Use Code	945									
Land Use	Convenience Store/Gas Station									
Setting	General Urban/Suburban									
Time Period	Weekday AM Peak Period									
# Data Sites	16 Sites with between 2 and 8 VFP					28 Sites with between 9 and 20 VFP				
Average Pass-By Rate	60% for Sites with between 2 and 8 VFP					76% for Sites with between 9 and 20 VFP				
	Pass-By Characteristics for Individual Sites									
		State or	Survey		Pass-By	Non-Pass-By Trips			Adj Street Peak	
GFA (000)	VFP	Province	Year	# Interviews	Trip (%)	Primary (%)	Diverted (%)	Total (%)	Hour Volume	Source
2	8	Maryland	1992	46	87	13	0	13	2235	25
2.1	6	Maryland	1992	26	58	23	19	42	2080	25
2.1	6	Maryland	1992	26	58	23	19	42	2080	25
2.2	8	Maryland	1992	31	47	34	19	53	1785	25
2.2	< 8	Indiana	1993	79	56	6	38	44	635	2
2.2	8	Maryland	1992	35	78	9	13	22	7080	25
2.3	6	Maryland	1992	37	32	41	27	68	2080	25
2.3	< 8	Kentucky	1993	58	64	5	31	36	1255	2
2.3	6	Maryland	1992	37	32	41	27	68	2080	25
2.4	< 8	Kentucky	1993	—	48	17	35	52	1210	2
2.6	< 8	Kentucky	1993	—	72	15	13	28	940	2
2.8	< 8	Kentucky	1993	—	54	11	35	46	1240	2
3	< 8	Indiana	1993	62	74	10	16	26	790	2
3.6	< 8	Kentucky	1993	49	67	4	29	33	1985	2
3.7	< 8	Kentucky	1993	49	66	16	18	34	990	2
4.694	12	Maryland	2000	—	72	—	—	28	2440	30
4.694	12	Maryland	2000	—	78	—	—	22	1561	30
4.694	12	Maryland	2000	—	79	—	—	21	2764	30
4.848	12	Virginia	2000	—	55	—	—	45	1398	30
5.06	12	Pennsylvania	2000	—	84	—	—	16	3219	30
5.242	12	Virginia	2000	—	74	—	—	26	1160	30
5.242	12	Virginia	2000	—	71	—	—	29	548	30
5.488	12	Delaware	2000	—	80	—	—	20	—	30

5.5	12	Pennsylvania	2000	—	85	—	—	15	2975	30
4.2	< 8	Kentucky	1993	47	62	19	19	38	1705	2
4.694	16	Maryland	2000	—	90	—	—	10	2278	30
4.694	16	Delaware	2000	—	74	—	—	26	2185	30
4.694	16	Delaware	2000	—	58	—	—	42	962	30
4.694	16	Delaware	2000	—	84	—	—	16	2956	30
4.694	16	New Jersey	2000	—	79	—	—	21	1859	30
4.694	20	Delaware	2000	—	84	—	—	16	3864	30
4.848	16	Virginia	2000	—	68	—	—	32	2106	30
4.848	16	Virginia	2000	—	85	—	—	15	2676	30
4.848	16	Virginia	2000	—	75	—	—	25	3244	30
4.848	16	Virginia	2000	—	71	—	—	29	1663	30
4.993	16	Pennsylvania	2000	—	75	—	—	25	1991	30
5.094	16	New Jersey	2000	—	86	—	—	14	1260	30
5.5	16	Pennsylvania	2000	—	82	—	—	18	1570	30
5.543	16	Pennsylvania	2000	—	84	—	—	16	1933	30
5.565	16	Pennsylvania	2000	—	77	—	—	23	2262	30
5.565	16	Pennsylvania	2000	—	68	—	—	32	2854	30
5.565	16	New Jersey	2000	—	58	—	—	42	1253	30
5.565	16	New Jersey	2000	—	79	—	—	21	1928	30
5.565	16	New Jersey	2000	---	84	---	---	16	1953	30

Vehicle Pass-By Rates by Land Use

Source: ITE *Trip Generation Manual* , 11th Edition

Land Use Code	945									
Land Use	Convenience Store/Gas Station									
Setting	General Urban/Suburban									
Time Period	Weekday PM Peak Period									
# Data Sites	12 Sites with between 2 and 8 VFP					28 Sites with between 9 and 20 VFP				
Average Pass-By Rate	56% for Sites with between 2 and 8 VFP					75% for Sites with between 9 and 20 VFP				
	Pass-By Characteristics for Individual Sites									
		State or	Survey		Pass-By	Non-Pass-By Trips			Adj Street Peak	
GFA (000)	VFP	Province	Year	# Interviews	Trip (%)	Primary (%)	Diverted (%)	Total (%)	Hour Volume	Source
2.1	8	Maryland	1992	31	52	13	35	48	1785	25
2.1	6	Maryland	1992	30	53	20	27	47	1060	25
2.2	< 8	Indiana	1993	115	48	16	36	52	820	2
2.3	< 8	Kentucky	1993	67	57	16	27	43	1954	2
2.3	6	Maryland	1992	55	40	11	49	60	2760	25
2.4	< 8	Kentucky	1993	—	58	13	29	42	2655	2
2.6	< 8	Kentucky	1993	68	67	15	18	33	950	2
2.8	< 8	Kentucky	1993	—	62	11	27	38	2875	2
3	< 8	Indiana	1993	80	65	15	20	35	1165	2
3.6	< 8	Kentucky	1993	60	56	17	27	44	2505	2
3.7	< 8	Kentucky	1993	70	61	16	23	39	2175	2
4.2	< 8	Kentucky	1993	61	58	26	16	42	2300	2
4.694	12	Maryland	2000	—	78	—	—	22	3549	30
4.694	12	Maryland	2000	—	67	—	—	33	2272	30
4.694	12	Maryland	2000	—	66	—	—	34	3514	30
4.848	12	Virginia	2000	—	71	—	—	29	2350	30
5.06	12	Pennsylvania	2000	—	91	—	—	9	4181	30
5.242	12	Virginia	2000	—	70	—	—	30	2445	30
5.242	12	Virginia	2000	—	56	—	—	44	950	30
5.488	12	Delaware	2000	—	73	—	—	27	—	30
5.5	12	Pennsylvania	2000	—	84	—	—	16	4025	30
4.694	16	Maryland	2000	—	89	—	—	11	2755	30
4.694	16	Delaware	2000	—	73	—	—	27	1858	30

4.694	16	Delaware	2000	—	59	—	—	41	1344	30
4.694	16	Delaware	2000	—	72	—	—	28	3434	30
4.694	16	New Jersey	2000	—	81	—	—	19	1734	30
4.694	20	Delaware	2000	—	76	—	—	24	1616	30
4.848	16	Virginia	2000	—	67	—	—	33	2.954	30
4.848	16	Virginia	2000	—	78	—	—	22	3086	30
4.848	16	Virginia	2000	—	83	—	—	17	4143	30
4.848	16	Virginia	2000	—	73	—	—	27	2534	30
4.993	16	Pennsylvania	2000	—	72	—	—	28	2917	30
5.094	16	New Jersey	2000	—	86	—	—	14	1730	30
5.5	16	Pennsylvania	2000	—	90	—	—	10	2616	30
5.543	16	Pennsylvania	2000	—	87	—	—	13	2363	30
5.565	16	Pennsylvania	2000	—	81	—	—	19	2770	30
5.565	16	Pennsylvania	2000	—	76	—	—	24	3362	30
5.565	16	New Jersey	2000	—	61	—	—	39	1713	30
5.565	16	New Jersey	2000	—	86	—	—	14	1721	30
5.565	16	New Jersey	2000	---	81	---	---	19	2227	30

Land Use: 937
Coffee/Donut Shop with Drive-Through Window

Description

This land use includes any coffee and donut restaurant that has a drive-through window as well as a walk-in entrance area at which a patron can purchase and consume items. The restaurant sells freshly brewed coffee (along with coffee-related accessories) and a variety of food/drink products such as donuts, bagels, breads, muffins, cakes, sandwiches, wraps, salads, and other hot and cold beverages. The restaurant marketing and sales may emphasize coffee beverages over food (or vice versa).

A coffee/donut shop typically holds long store hours (more than 15 hours) with an early morning opening. Limited indoor seating is generally provided for patrons, but table service is not provided.

Coffee/donut shop without drive-through window (Land Use 936) and coffee/donut shop with drive-through window and no indoor seating (Land Use 938) are related uses.

Additional Data

The sites were surveyed in the 1990s, the 2000s, and the 2010s in California, Colorado, Connecticut, Illinois, Massachusetts, Minnesota, Nevada, New Hampshire, New Jersey, New York, Ontario (CAN), Pennsylvania, Quebec (CAN), Tennessee, Vermont, Washington, and Wisconsin.

Specialized Land Use Data

One study was conducted during the pandemic in 2020. Twelve sites were counted in Illinois and Missouri during the AM and PM adjacent street peak hours. The data have not been incorporated within the overall ITE trip generation database and are not reflected in the data plots for this land use. Consideration for their inclusion will be given for the 12th Edition of *Trip Generation Manual* after additional post-pandemic data are collected. Overall, the pandemic counts yielded an AM adjacent street peak weighted average rate of 84 vehicle trips per 1,000 square feet GFA, roughly equivalent to the pre-pandemic average. The PM adjacent street peak rate was 56 (roughly 40 percent higher than the pre-pandemic value). The higher PM peak rate for these coffee/donut shops conforms with anecdotal observations that with the temporary or permanent closures of many restaurants during the pandemic, the drive-through restaurants that were open did a brisk business even during their off-peak periods.

Source Numbers

594, 599, 615, 617, 618, 621, 622, 635, 639, 712, 714, 725, 726, 728, 853, 854, 892, 903, 928, 959, 979, 982, 1004, 1042, 1044

Coffee/Donut Shop with Drive-Through Window (937)

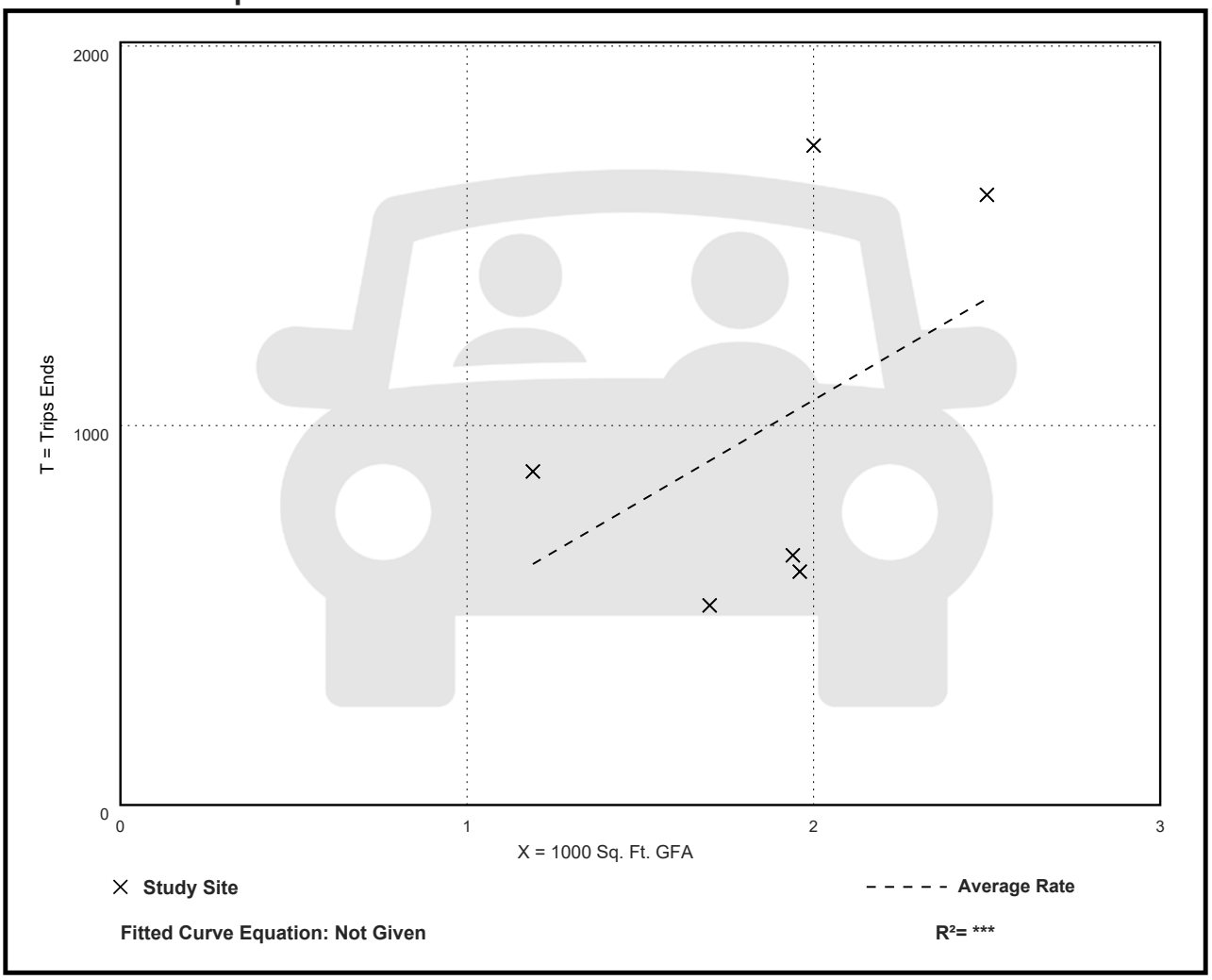
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 6
Avg. 1000 Sq. Ft. GFA: 2
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
533.57	309.41 - 869.00	243.65

Data Plot and Equation



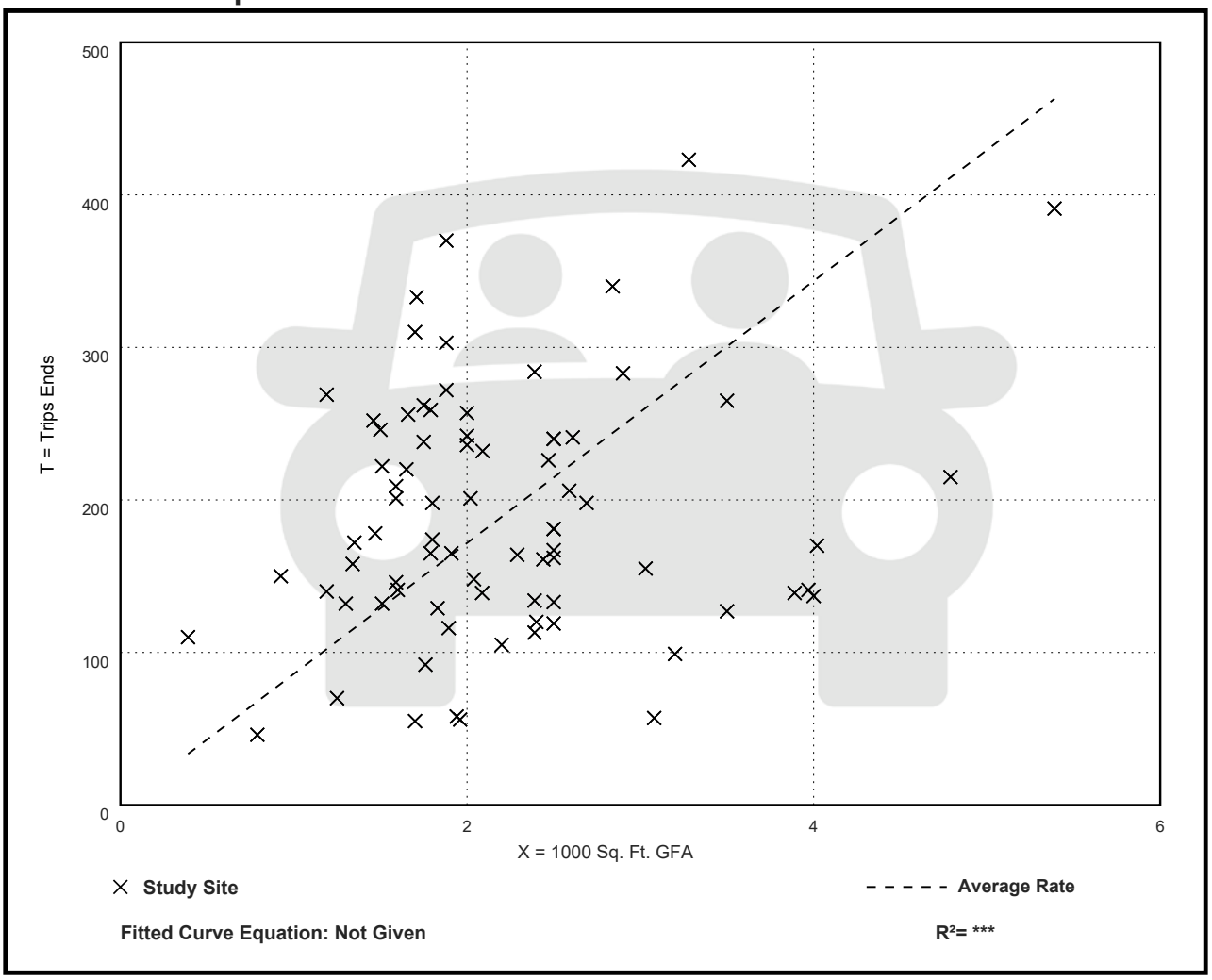
Coffee/Donut Shop with Drive-Through Window (937)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 78
Avg. 1000 Sq. Ft. GFA: 2
Directional Distribution: 51% entering, 49% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
85.88	18.51 - 282.05	44.92

Data Plot and Equation



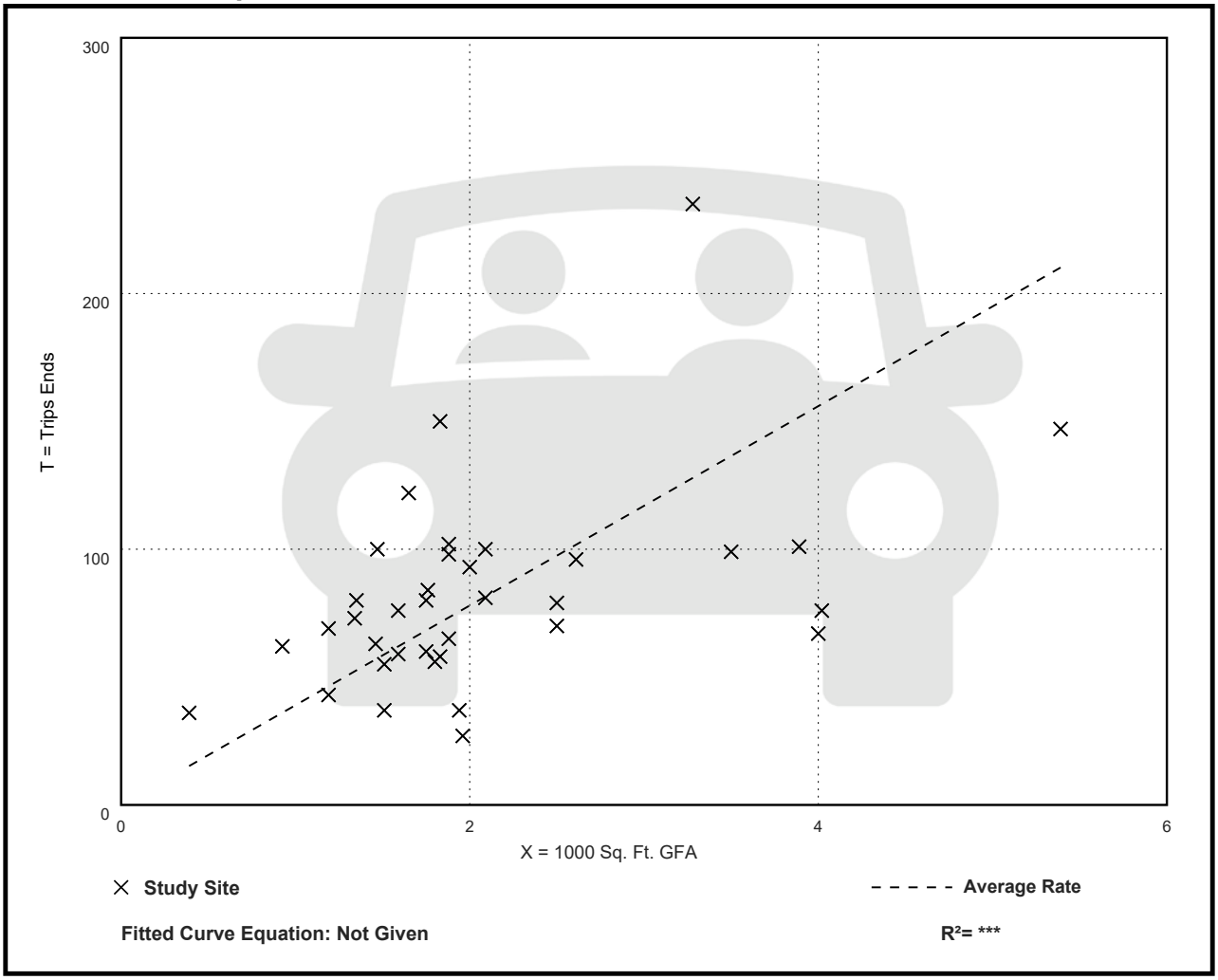
Coffee/Donut Shop with Drive-Through Window (937)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 36
Avg. 1000 Sq. Ft. GFA: 2
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
38.99	13.78 - 92.31	17.79

Data Plot and Equation



Vehicle Pass-By Rates by Land Use

Source: ITE *Trip Generation Manual* , 11th Edition

Land Use Code	934
Land Use	Fast-Food Restaurant with Drive-Through Window
Setting	General Urban/Suburban
Time Period	Weekday AM Peak Period
# Data Sites	5
Average Pass-By Rate	50%

Pass-By Characteristics for Individual Sites

GFA (000)	State or Province	Survey Year	# Interviews	Pass-By Trip (%)	Non-Pass-By Trips			Adj Street Peak Hour Volume	Source
					Primary (%)	Diverted (%)	Total (%)		
1.4	Kentucky	1993	—	62	22	16	38	1407	2
3	Kentucky	1993	—	43	14	43	57	2903	2
3.3	--	1996	—	68	—	—	32	—	21
3.6	Kentucky	1993	—	32	47	21	68	437	2
4.2	Indiana	1993	—	46	23	31	54	1049	2

Vehicle Pass-By Rates by Land Use

Source: ITE *Trip Generation Manual* , 11th Edition

Land Use Code	934
Land Use	Fast-Food Restaurant with Drive-Through Window
Setting	General Urban/Suburban
Time Period	Weekday PM Peak Period
# Data Sites	11
Average Pass-By Rate	55%

Pass-By Characteristics for Individual Sites

GFA (000)	State or Province	Survey Year	# Interviews	Pass-By Trip (%)	Non-Pass-By Trips			Adj Street Peak Hour Volume	Source
					Primary (%)	Diverted (%)	Total (%)		
1.3	Kentucky	1993	—	68	22	10	32	2055	2
1.9	Kentucky	1993	33	67	24	9	33	2447	2
2.8	Florida	1995	47	66	—	—	34	—	30
2.9	Florida	1996	271	41	41	18	59	—	30
3	Kentucky	1993	—	31	31	38	69	4250	2
3.1	Florida	1995	28	71	—	—	29	—	30
3.1	Florida	1996	29	38	—	—	62	—	30
3.2	Florida	1996	202	40	39	21	60	—	30
3.3	—	1996	—	62	—	—	38	—	21
4.2	Indiana	1993	—	56	25	19	44	1632	2
4.3	Florida	1994	304	62	—	—	38	—	30

Land Use: 934
Fast-Food Restaurant with Drive-Through Window

Description

This land use includes any fast-food restaurant with a drive-through window. This type of restaurant is characterized by a large drive-through and large carry-out clientele, long hours of service (some are open for breakfast, all are open for lunch and dinner, some are open late at night or 24 hours a day) and high turnover rates for eat-in customers. The restaurant does not provide table service. A patron generally orders from a menu board and pays before receiving the meal. A typical duration of stay for an eat-in patron is less than 30 minutes. Fast casual restaurant (Land Use 930), high-turnover (sit-down) restaurant (Land Use 932), fast-food restaurant without drive-through window (Land Use 933), and fast-food restaurant with drive-through window and no indoor seating (Land Use 935) are related uses.

Additional Data

Users should exercise caution when applying statistics during the AM peak periods, as the sites contained in the database for this land use may or may not be open for breakfast. In cases where it was confirmed that the sites were not open for breakfast, data for the AM peak hour of the adjacent street traffic were removed from the database.

If the restaurant has outdoor seating, its area is not included in the overall gross floor area. For a restaurant that has significant outdoor seating, the number of seats may be more reliable than GFA as an independent variable on which to establish a trip generation rate.

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (https://www.ite.org/technical-resources/topics/trip-and-parking-generation/).

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alaska, Alberta (CAN), California, Colorado, Florida, Indiana, Kentucky, Maryland, Massachusetts, Minnesota, Montana, New Hampshire, New Jersey, New York, North Carolina, Ohio, Pennsylvania, South Dakota, Texas, Vermont, Virginia, Washington, and Wisconsin.

Source Numbers

163, 164, 168, 180, 181, 241, 245, 278, 294, 300, 301, 319, 338, 340, 342, 358, 389, 438, 502, 552, 577, 583, 584, 617, 640, 641, 704, 715, 728, 810, 866, 867, 869, 885, 886, 927, 935, 962, 977, 1050, 1053, 1054

Fast-Food Restaurant with Drive-Through Window (934)

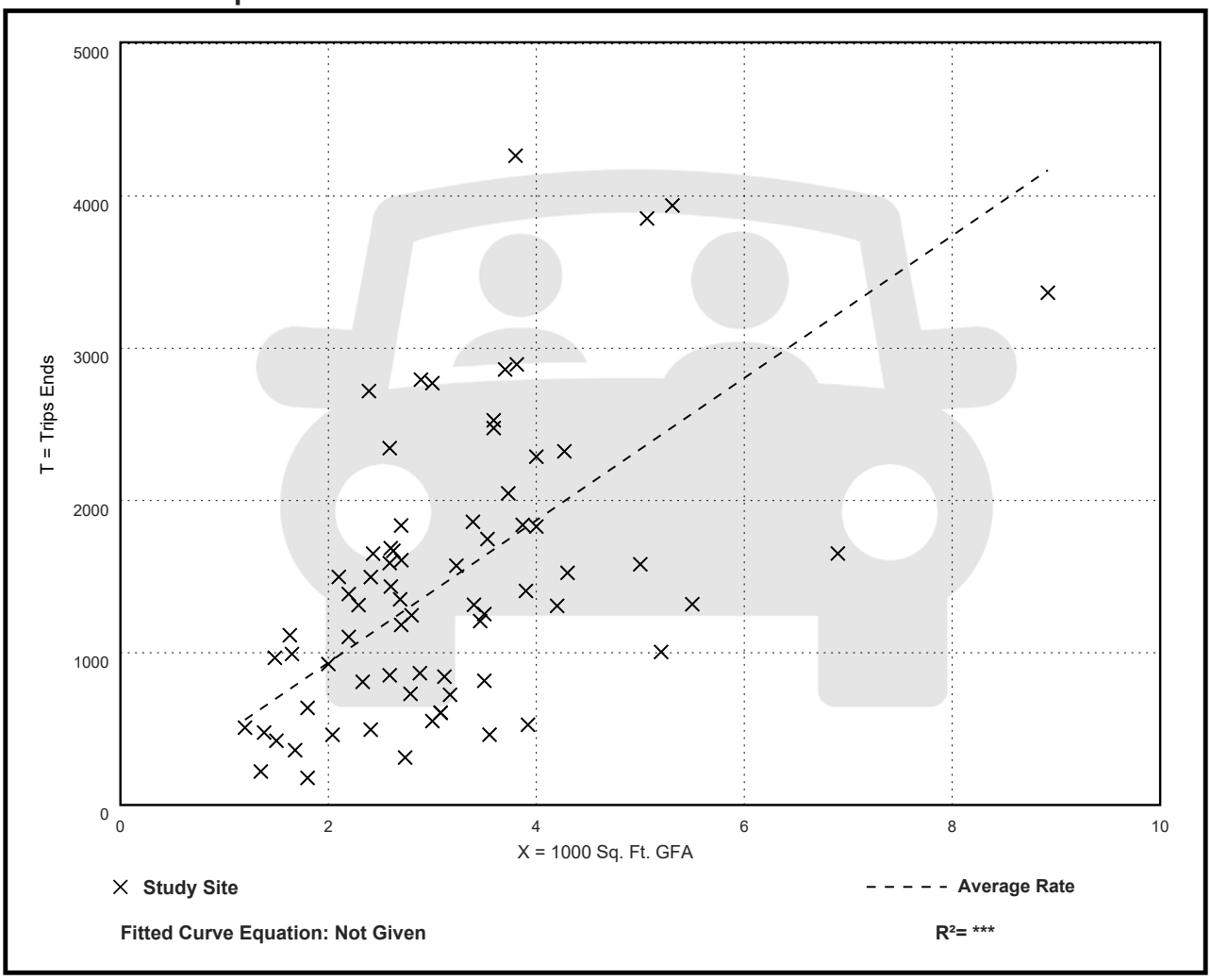
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 71
Avg. 1000 Sq. Ft. GFA: 3
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
467.48	98.89 - 1137.66	238.62

Data Plot and Equation



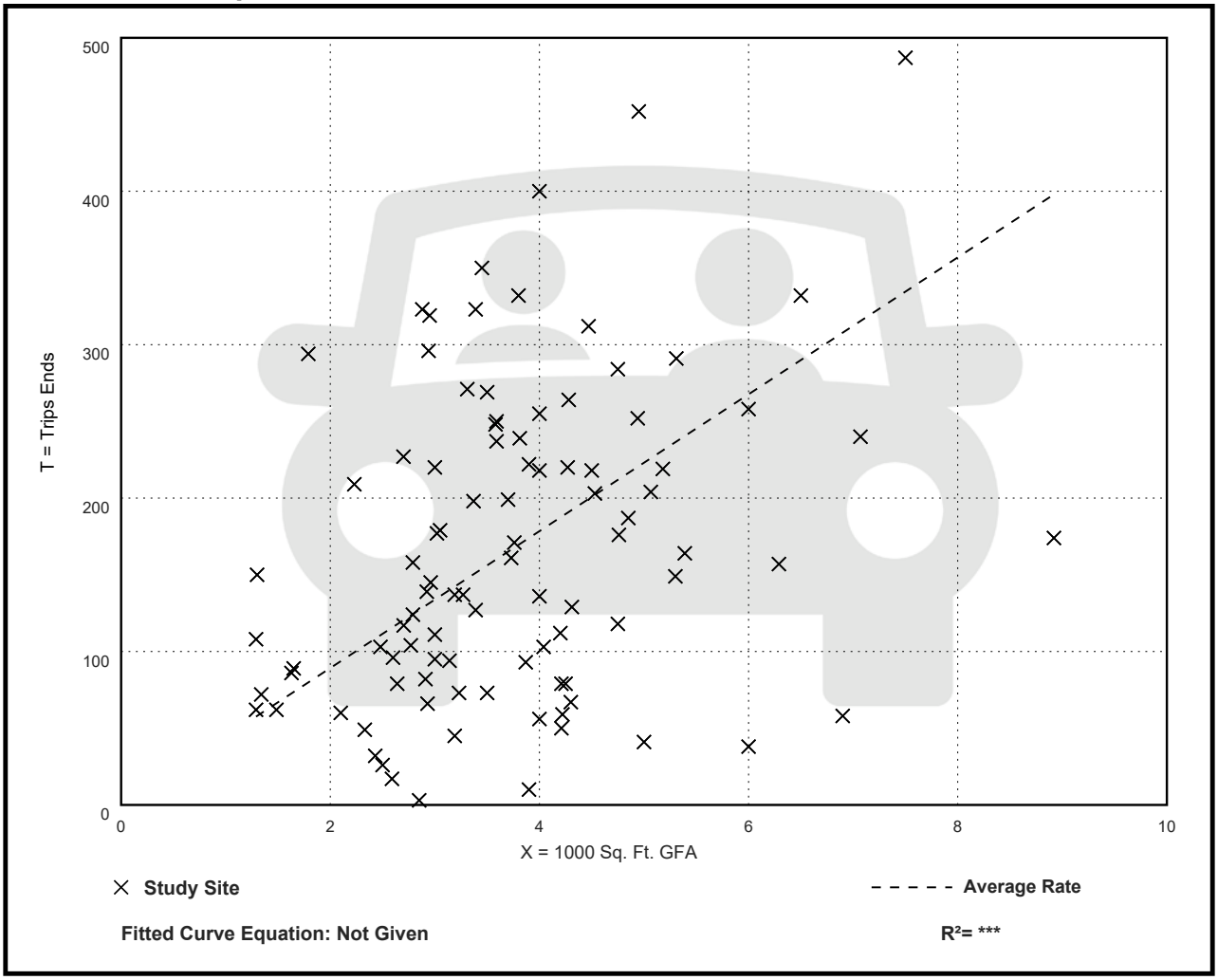
Fast-Food Restaurant with Drive-Through Window (934)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 96
Avg. 1000 Sq. Ft. GFA: 4
Directional Distribution: 51% entering, 49% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
44.61	1.05 - 164.25	27.14

Data Plot and Equation



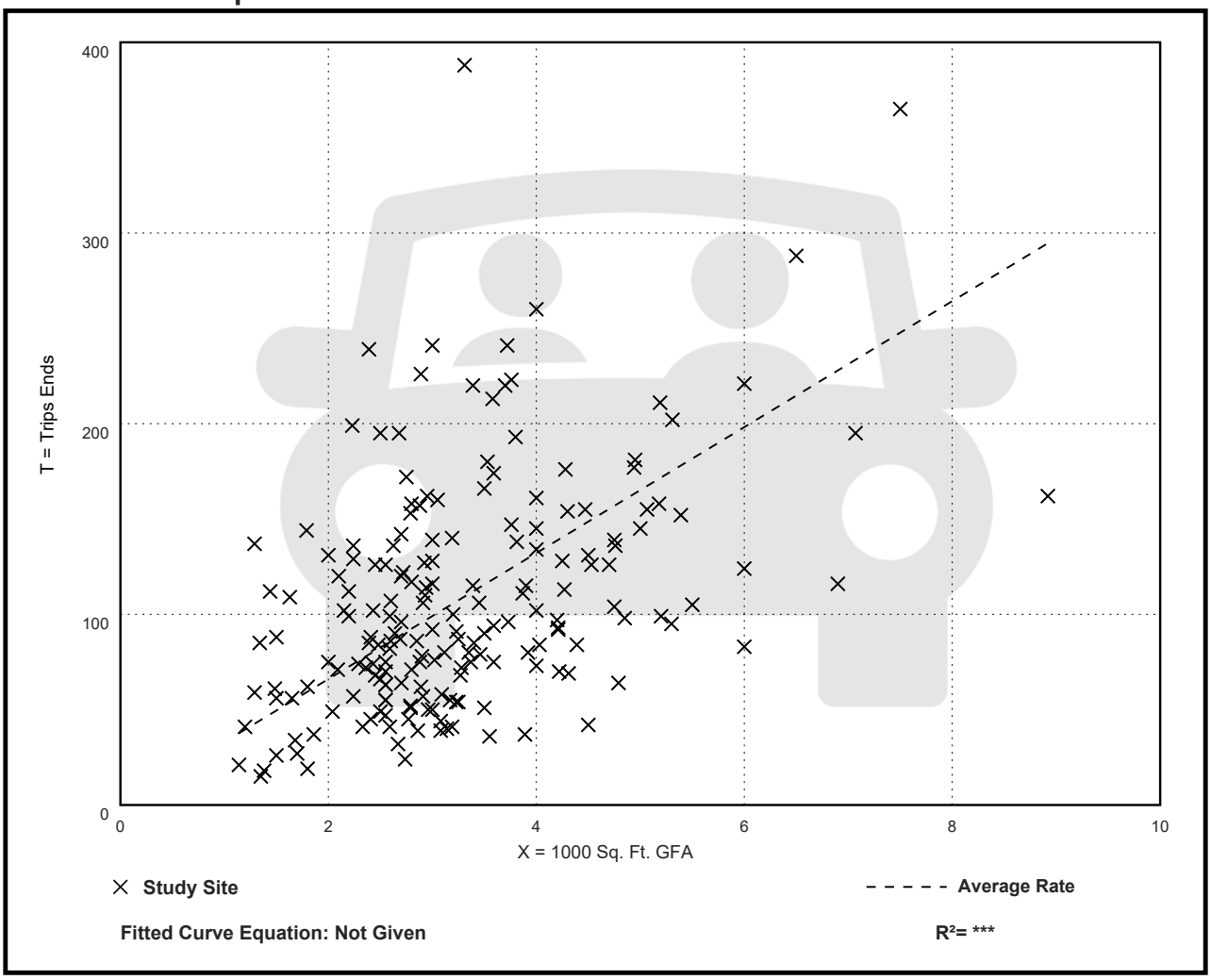
Fast-Food Restaurant with Drive-Through Window (934)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 190
Avg. 1000 Sq. Ft. GFA: 3
Directional Distribution: 52% entering, 48% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
33.03	8.77 - 117.22	17.59

Data Plot and Equation



Vehicle Pass-By Rates by Land Use

Source: ITE *Trip Generation Manual* , 11th Edition

Land Use Code	934
Land Use	Fast-Food Restaurant with Drive-Through Window
Setting	General Urban/Suburban
Time Period	Weekday AM Peak Period
# Data Sites	5
Average Pass-By Rate	50%

Pass-By Characteristics for Individual Sites

GFA (000)	State or Province	Survey Year	# Interviews	Pass-By Trip (%)	Non-Pass-By Trips			Adj Street Peak Hour Volume	Source
					Primary (%)	Diverted (%)	Total (%)		
1.4	Kentucky	1993	—	62	22	16	38	1407	2
3	Kentucky	1993	—	43	14	43	57	2903	2
3.3	--	1996	—	68	—	—	32	—	21
3.6	Kentucky	1993	—	32	47	21	68	437	2
4.2	Indiana	1993	—	46	23	31	54	1049	2

Vehicle Pass-By Rates by Land Use

Source: ITE *Trip Generation Manual* , 11th Edition

Land Use Code	934
Land Use	Fast-Food Restaurant with Drive-Through Window
Setting	General Urban/Suburban
Time Period	Weekday PM Peak Period
# Data Sites	11
Average Pass-By Rate	55%

Pass-By Characteristics for Individual Sites

GFA (000)	State or Province	Survey Year	# Interviews	Pass-By Trip (%)	Non-Pass-By Trips			Adj Street Peak Hour Volume	Source
					Primary (%)	Diverted (%)	Total (%)		
1.3	Kentucky	1993	—	68	22	10	32	2055	2
1.9	Kentucky	1993	33	67	24	9	33	2447	2
2.8	Florida	1995	47	66	—	—	34	—	30
2.9	Florida	1996	271	41	41	18	59	—	30
3	Kentucky	1993	—	31	31	38	69	4250	2
3.1	Florida	1995	28	71	—	—	29	—	30
3.1	Florida	1996	29	38	—	—	62	—	30
3.2	Florida	1996	202	40	39	21	60	—	30
3.3	—	1996	—	62	—	—	38	—	21
4.2	Indiana	1993	—	56	25	19	44	1632	2
4.3	Florida	1994	304	62	—	—	38	—	30

Land Use: 630
Clinic

Description

A clinic is a facility that provides limited diagnostic and outpatient care but is unable to provide prolonged in-house medical and surgical care. A clinic may have a lab facility and supporting pharmacy but typically does not have the equipment and medical personnel available at an urgent care site. A clinic typically offers a wide range of services which makes it distinct from a medical office building that typically houses specialized or individual physicians. Hospital (Land Use 610), free-standing emergency room (Land Use 650), and medical-dental office building (Land Use 720) are related uses.

Specialized Land Use

Data collected at a single methadone clinic in New Hampshire in 2021 indicate the likelihood of different trip generation rates than for a general medical clinic. The site gross floor area is 4,300 square feet. The vehicle trip counts are as follows:

- Weekday—283
- Weekday, AM peak hour of adjacent street—39
- Weekday, AM peak hour of generator—45
- Weekday, PM peak hour of adjacent street—1
- Saturday—189
- Saturday, peak hour of generator—64
- Sunday—167
- Sunday, peak hour of generator—56

The methadone clinic generates significantly more trips than a clinic during the morning peak periods and significantly fewer trips during the afternoon adjacent street peak period.

Additional Data

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (https://www.ite.org/technical-resources/topics/trip-and-parking-generation/).

The average numbers of person trips per vehicle trip at the five general urban/suburban sites at which both person trip and vehicle trip data were collected were as follows:

- 1.4 during Weekday, AM Peak Hour of Generator
- 1.7 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 4 and 6 p.m.
- 1.5 during Weekday, PM Peak Hour of Generator

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alberta (CAN), California, Minnesota, New Hampshire, Texas, Vermont, and West Virginia.

Source Numbers

440, 734, 878, 926, 972, 1049, 1062, 1073

Clinic
(630)

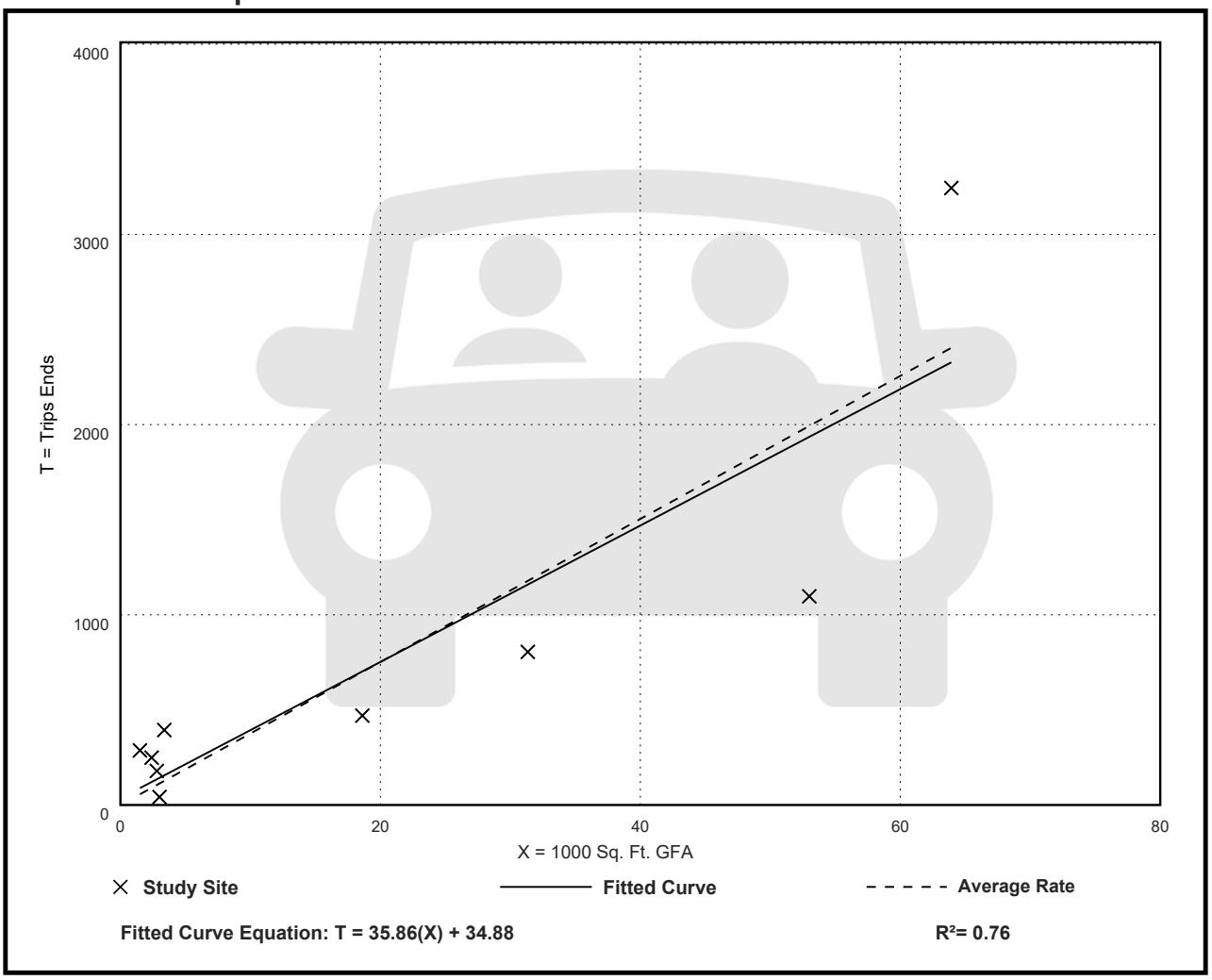
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 9
Avg. 1000 Sq. Ft. GFA: 20
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
37.60	13.96 - 191.33	25.52

Data Plot and Equation



Fitted Curve Equation: T = 35.86(X) + 34.88

R^2= 0.76

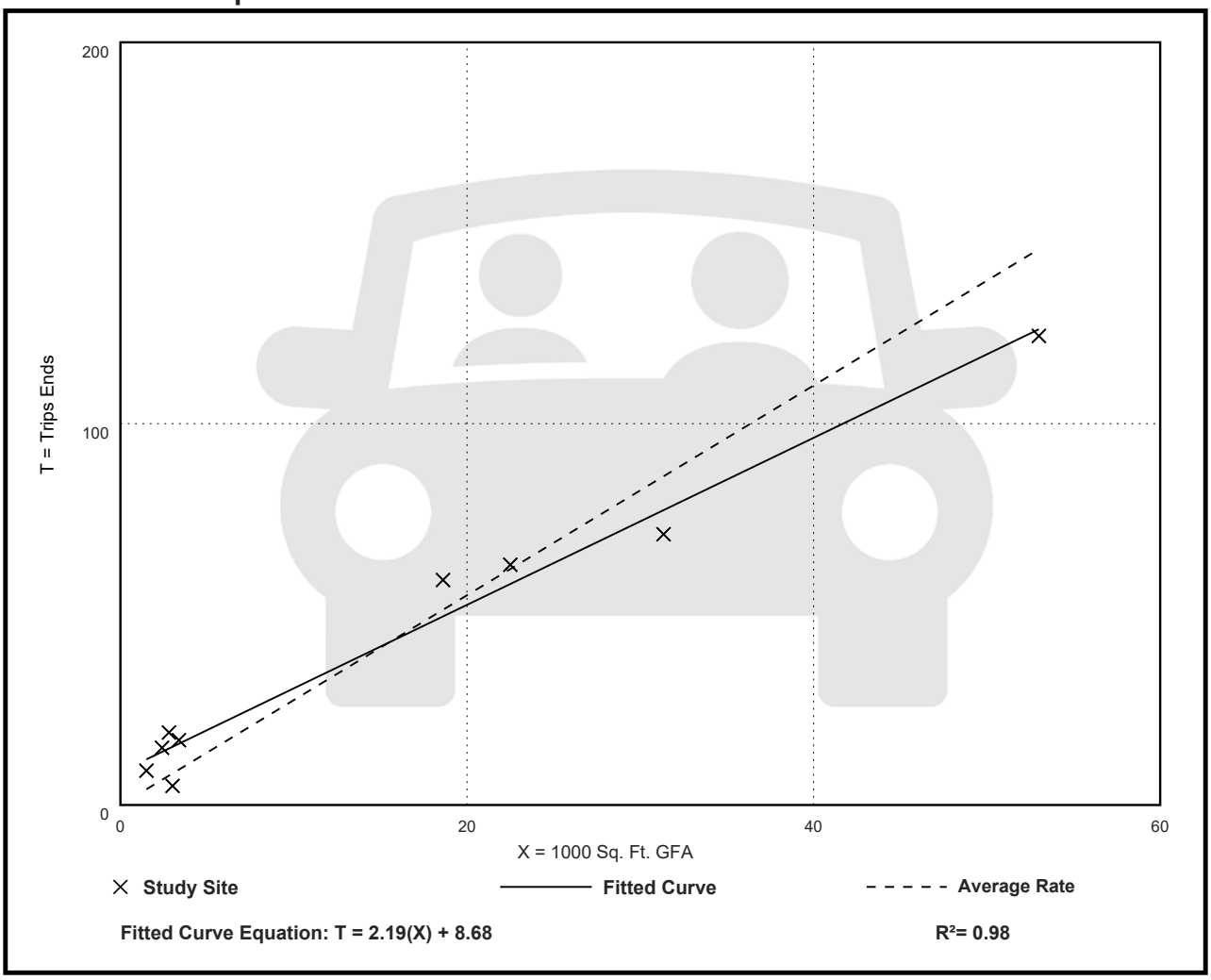
Clinic
(630)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 9
Avg. 1000 Sq. Ft. GFA: 15
Directional Distribution: 81% entering, 19% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
2.75	1.66 - 6.79	1.04

Data Plot and Equation



Fitted Curve Equation: T = 2.19(X) + 8.68

R^2= 0.98

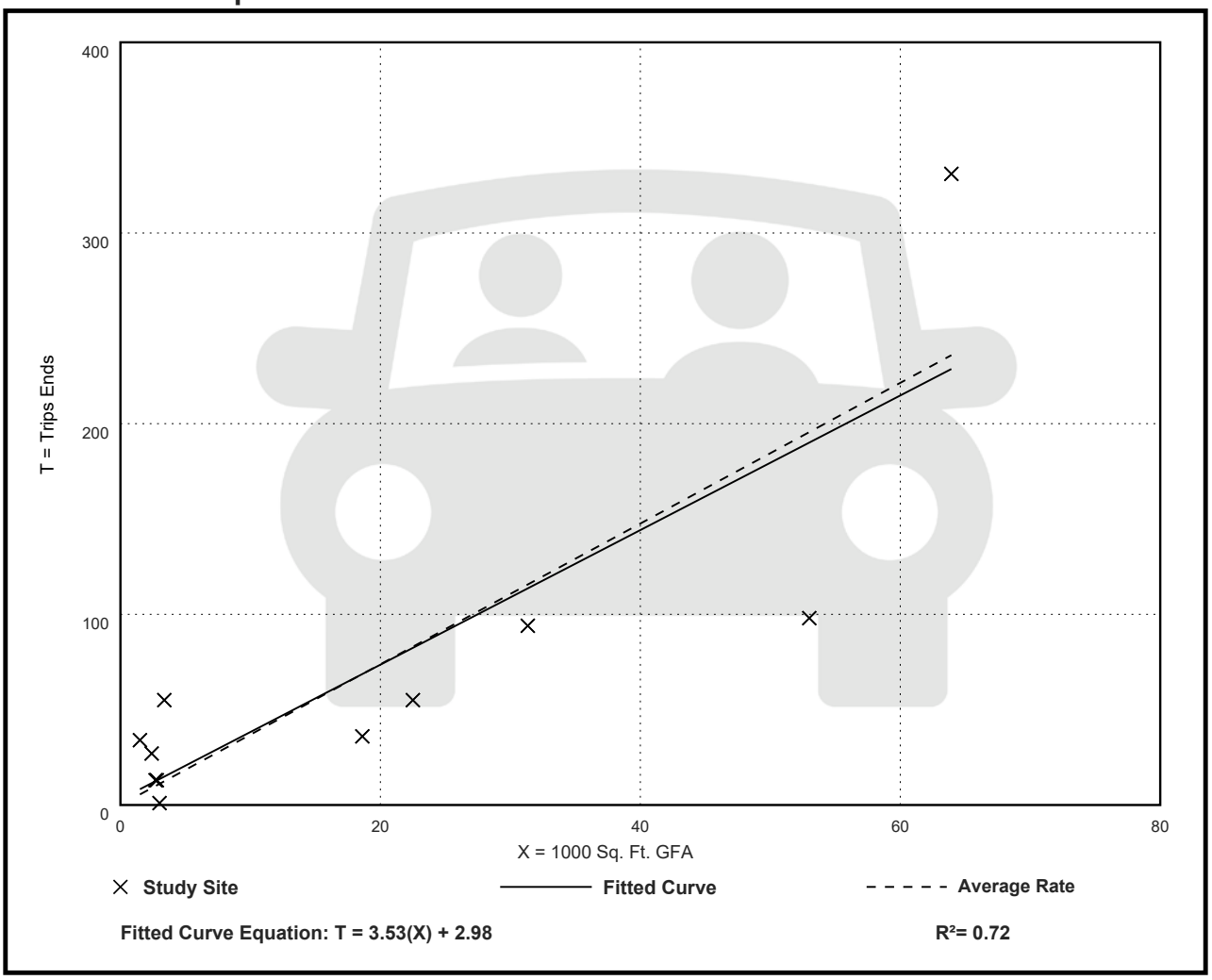
Clinic
(630)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 11
Avg. 1000 Sq. Ft. GFA: 19
Directional Distribution: 30% entering, 70% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
3.69	0.33 - 22.67	3.00

Data Plot and Equation



Fitted Curve Equation: T = 3.53(X) + 2.98

R^2= 0.72

Land Use: 565
Day Care Center

Description

A day care center is a facility where care for pre-school age children is provided, normally during daytime hours. A day care facility generally includes classrooms, offices, eating areas, and playgrounds. A center may also provide after-school care for school-age children.

Additional Data

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (https://www.ite.org/technical-resources/topics/trip-and-parking-generation/).

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in California, Florida, Georgia, Maryland, Minnesota, New Hampshire, New Jersey, New York, North Carolina, Oregon, Pennsylvania, Tennessee, Texas, Virginia, and Wisconsin.

Source Numbers

169, 208, 216, 253, 335, 336, 337, 355, 418, 423, 536, 550, 562, 583, 633, 734, 866, 869, 877, 878, 954, 959, 981

Day Care Center
(565)

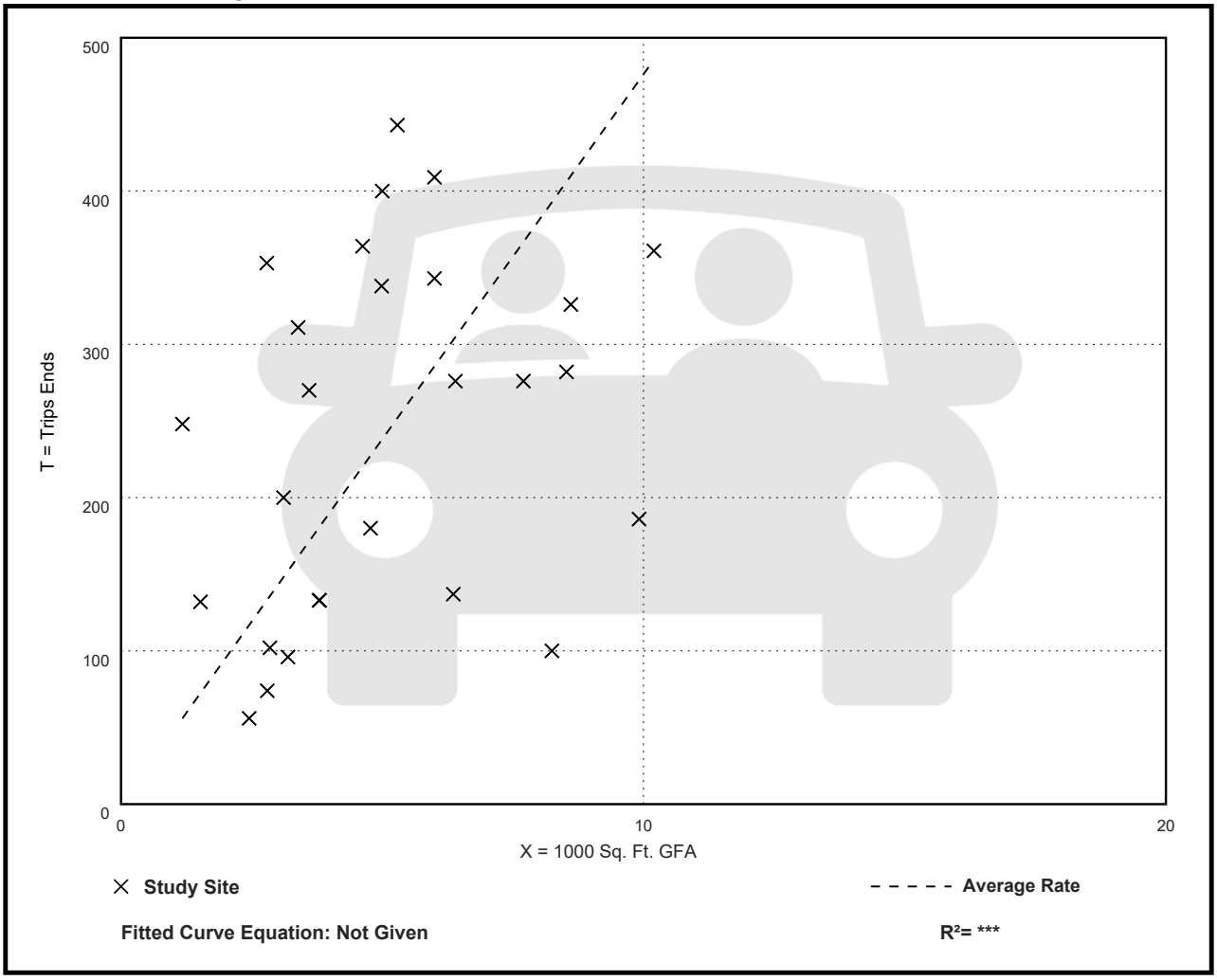
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 27
Avg. 1000 Sq. Ft. GFA: 5
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
47.62	12.12 - 211.06	29.78

Data Plot and Equation



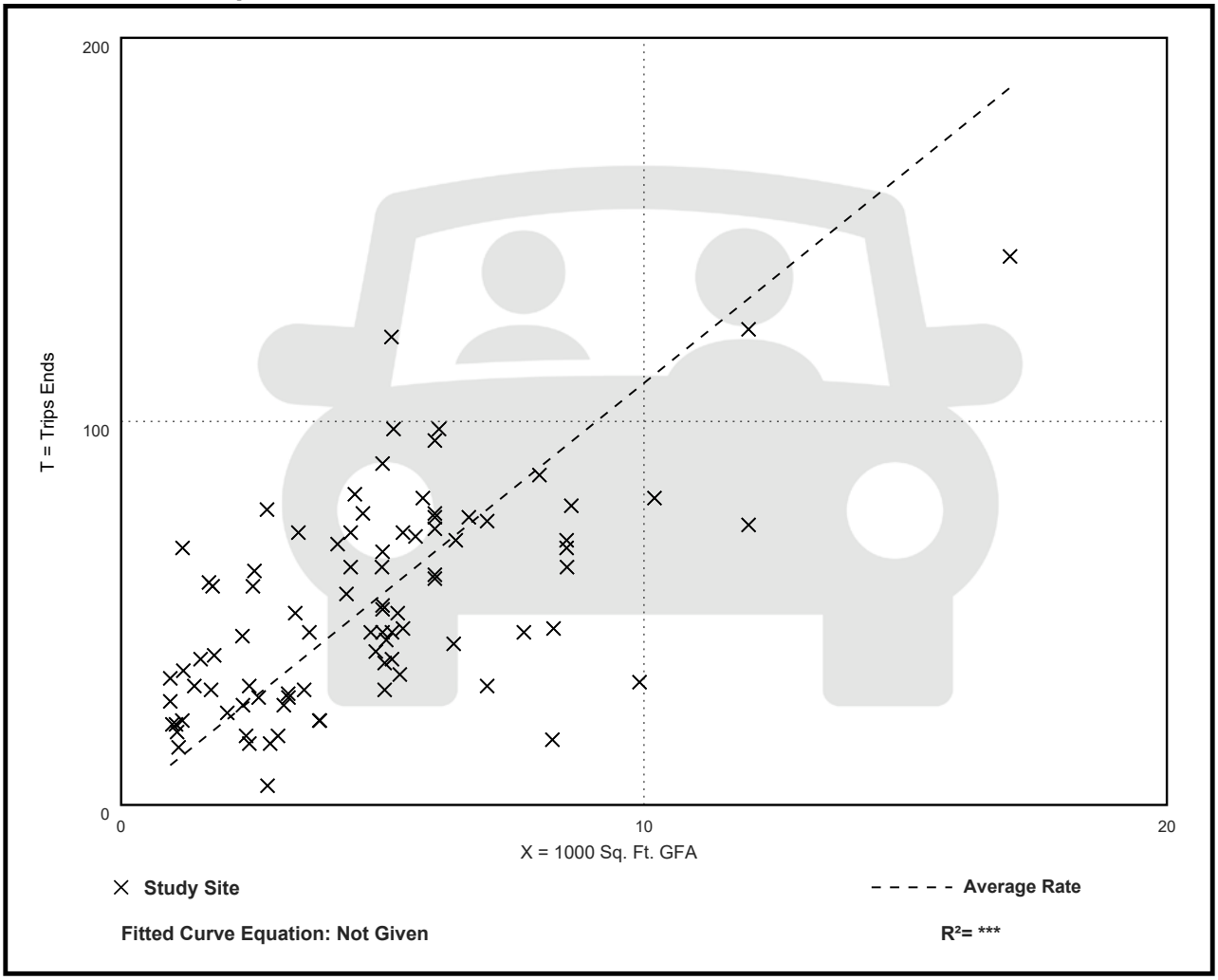
Day Care Center
(565)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 89
Avg. 1000 Sq. Ft. GFA: 5
Directional Distribution: 53% entering, 47% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
11.00	1.79 - 57.02	6.08

Data Plot and Equation



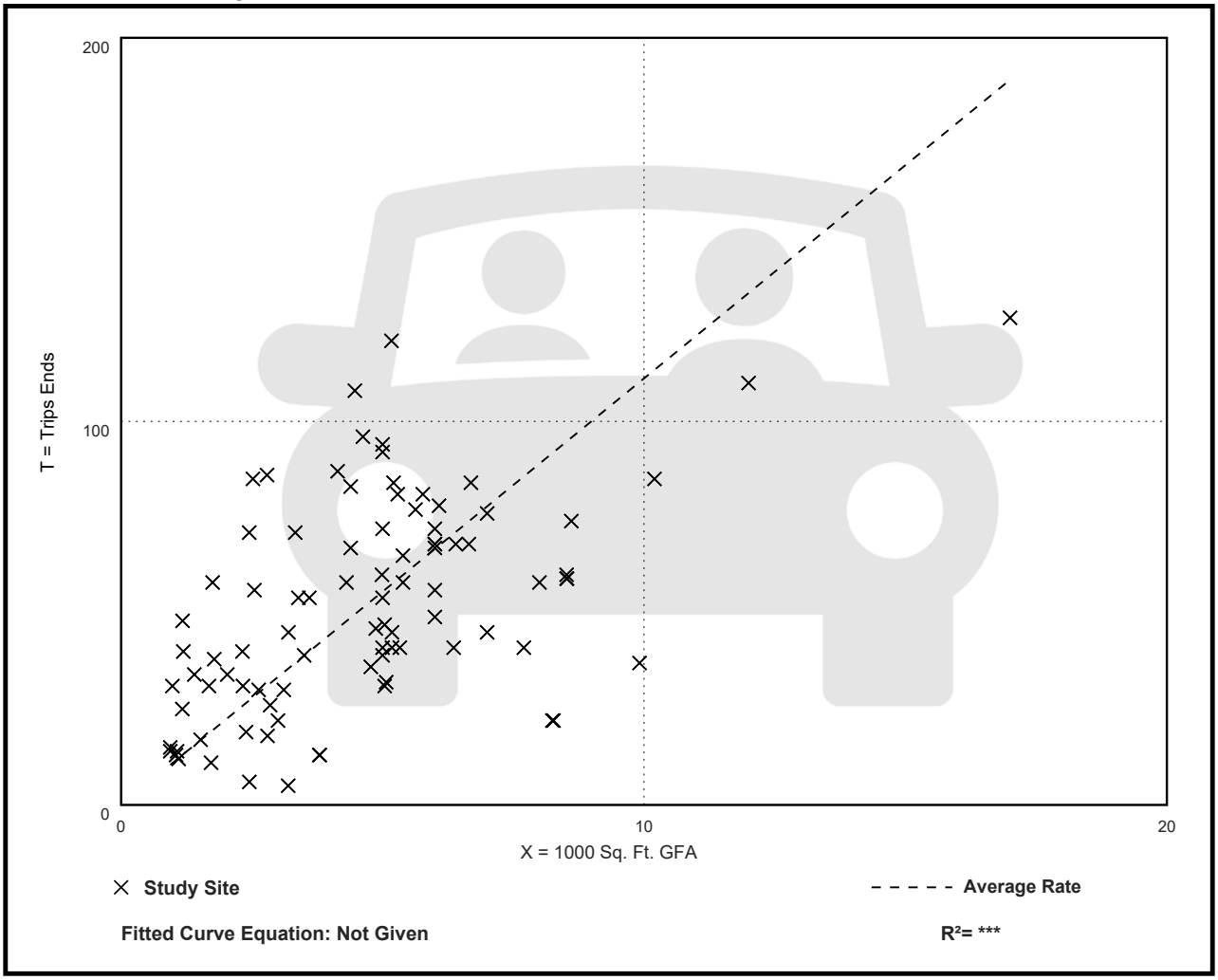
Day Care Center
(565)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 90
Avg. 1000 Sq. Ft. GFA: 5
Directional Distribution: 47% entering, 53% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
11.12	1.56 - 40.85	6.28

Data Plot and Equation



Land Use: 220
Multifamily Housing (Low-Rise)

Description

Low-rise multifamily housing includes apartments, townhouses, and condominiums located within the same building with at least three other dwelling units and that have two or three floors (levels). Various configurations fit this description, including walkup apartment, mansion apartment, and stacked townhouse.

- A walkup apartment typically is two or three floors in height with dwelling units that are accessed by a single or multiple entrances with stairways and hallways.
- A mansion apartment is a single structure that contains several apartments within what appears to be a single-family dwelling unit.
- A fourplex is a single two-story structure with two matching dwelling units on the ground and second floors. Access to the individual units is typically internal to the structure and provided through a central entry and stairway.
- A stacked townhouse is designed to match the external appearance of a townhouse. But, unlike a townhouse dwelling unit that only shares walls with an adjoining unit, the stacked townhouse units share both floors and walls. Access to the individual units is typically internal to the structure and provided through a central entry and stairway.

Multifamily housing (mid-rise) (Land Use 221), multifamily housing (high-rise) (Land Use 222), affordable housing (Land Use 223), and off-campus student apartment (low-rise) (Land Use 225) are related land uses.

Land Use Subcategory

Data are presented for two subcategories for this land use: (1) not close to rail transit and (2) close to rail transit. A site is considered close to rail transit if the walking distance between the residential site entrance and the closest rail transit station entrance is ½ mile or less.

Additional Data

For the three sites for which both the number of residents and the number of occupied dwelling units were available, there were an average of 2.72 residents per occupied dwelling unit.

For the two sites for which the numbers of both total dwelling units and occupied dwelling units were available, an average of 96.2 percent of the total dwelling units were occupied.

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip

generation resource page on the ITE website (https://www.ite.org/technical-resources/topics/trip-and-parking-generation/).

For the three sites for which data were provided for both occupied dwelling units and residents, there was an average of 2.72 residents per occupied dwelling unit.

It is expected that the number of bedrooms and number of residents are likely correlated to the trips generated by a residential site. To assist in future analysis, trip generation studies of all multifamily housing should attempt to obtain information on occupancy rate and on the mix of residential unit sizes (i.e., number of units by number of bedrooms at the site complex).

The sites were surveyed in the 1980s, the 1990s, the 2000s, the 2010s, and the 2020s in British Columbia (CAN), California, Delaware, Florida, Georgia, Illinois, Indiana, Maine, Maryland, Massachusetts, Minnesota, New Jersey, Ontario (CAN), Oregon, Pennsylvania, South Carolina, South Dakota, Tennessee, Texas, Utah, and Washington.

Source Numbers

188, 204, 237, 300, 305, 306, 320, 321, 357, 390, 412, 525, 530, 579, 583, 638, 864, 866, 896, 901, 903, 904, 936, 939, 944, 946, 947, 948, 963, 964, 966, 967, 1012, 1013, 1014, 1036, 1047, 1056, 1071, 1076

Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

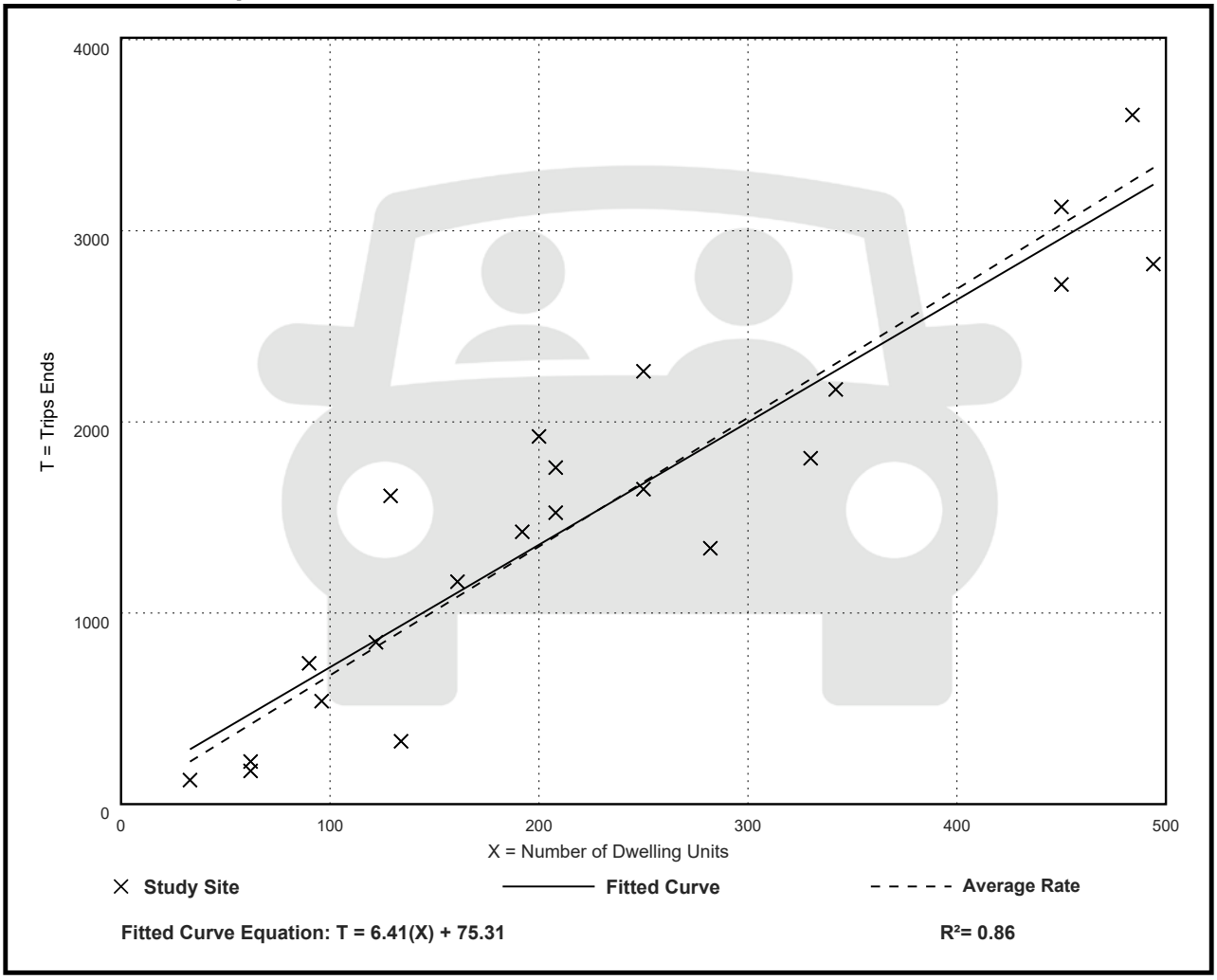
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 22
Avg. Num. of Dwelling Units: 229
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
6.74	2.46 - 12.50	1.79

Data Plot and Equation



Fitted Curve Equation: T = 6.41(X) + 75.31

R^2= 0.86

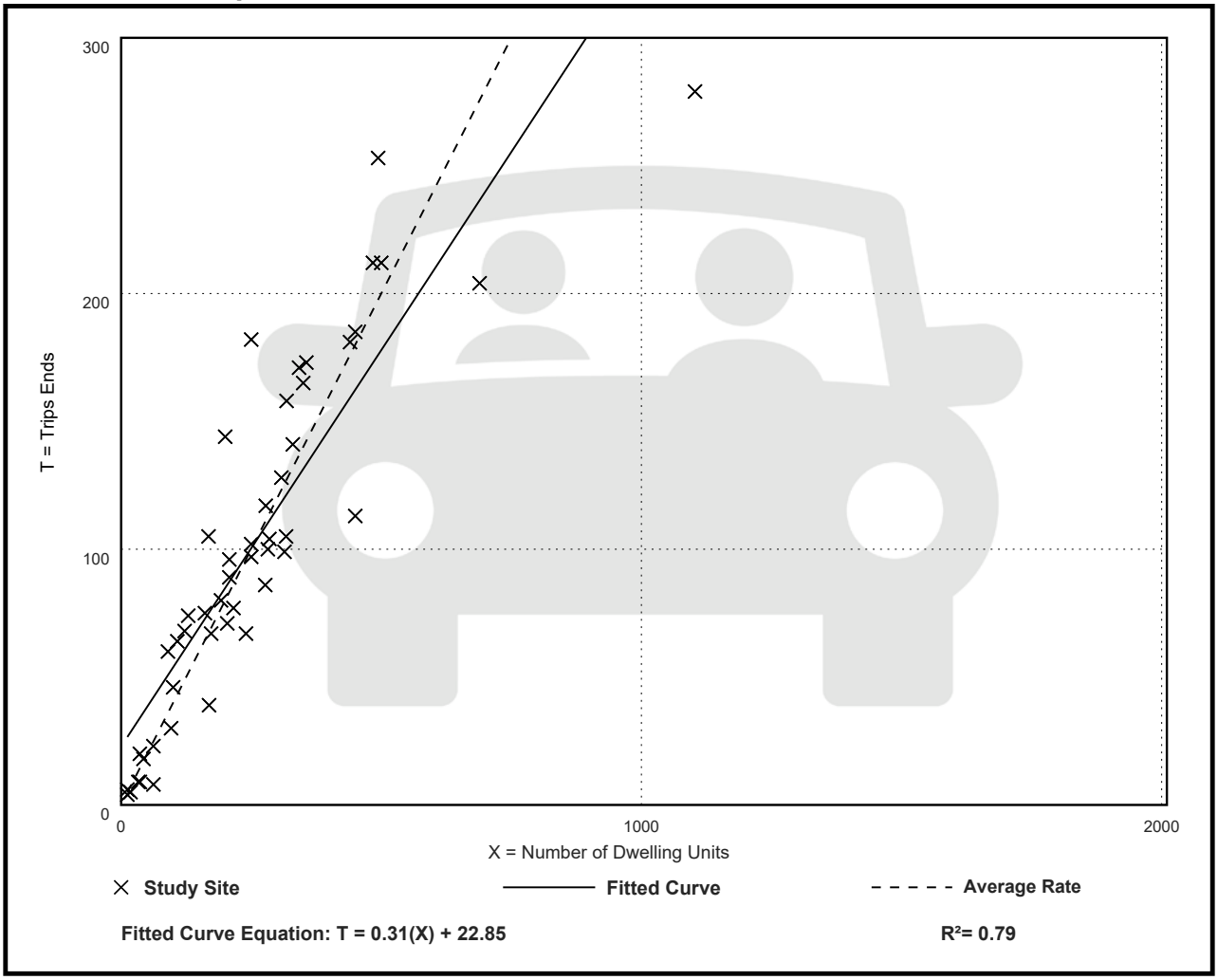
Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 49
Avg. Num. of Dwelling Units: 249
Directional Distribution: 24% entering, 76% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.40	0.13 - 0.73	0.12

Data Plot and Equation



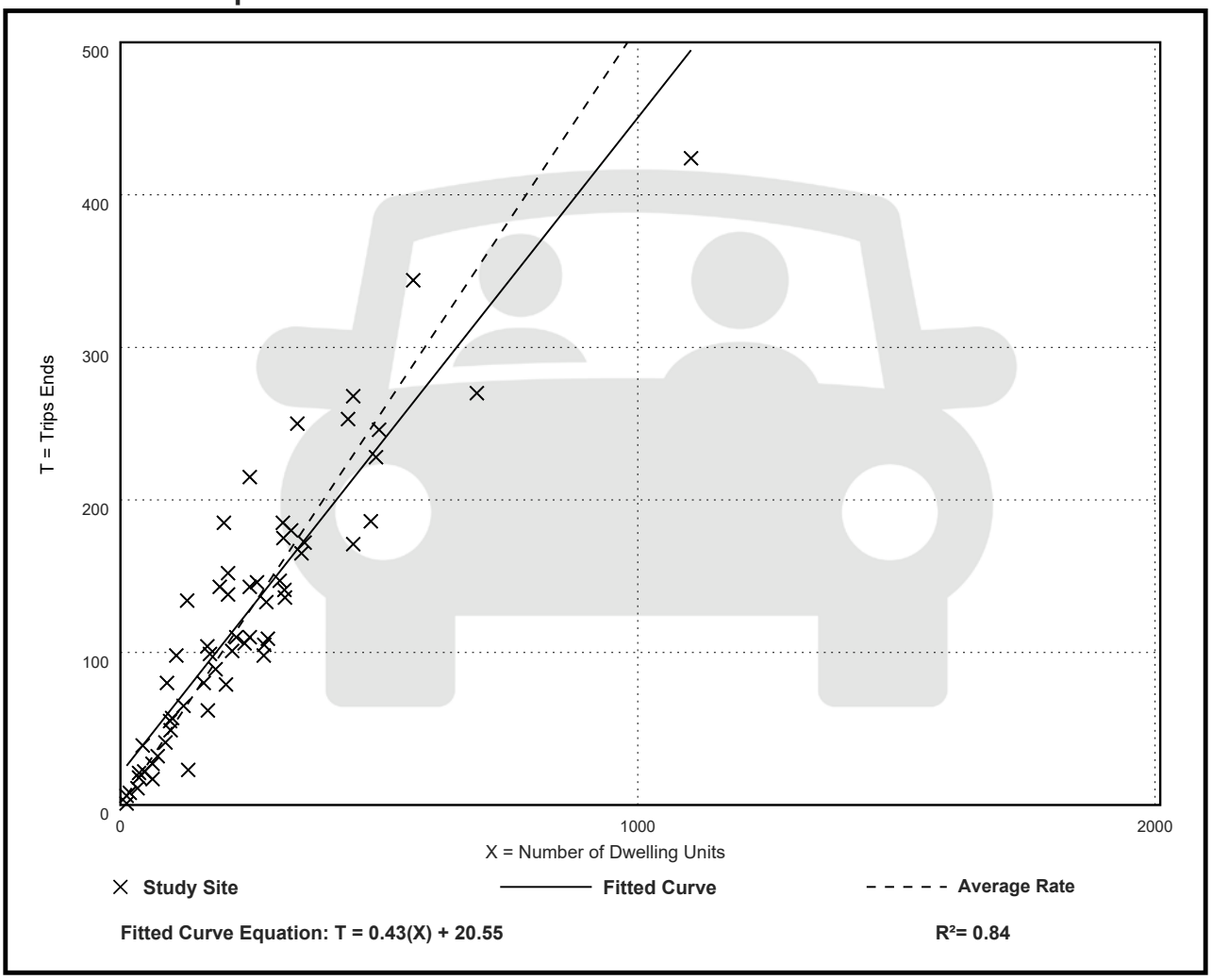
Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 59
Avg. Num. of Dwelling Units: 241
Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.51	0.08 - 1.04	0.15

Data Plot and Equation



Internal Capture Reduction Calculations

Methodology for A.M. Peak Hour and P.M. Peak Hour
based on the *Trip Generation Handbook* , 3rd Edition, published by the Institute of Transportation Engineers

Methodology for Daily
based on the average of the Unconstrained Rates for the A.M. Peak Hour and P.M. Peak Hour

SUMMARY (EXISTING)

GROSS TRIP GENERATION

	Land Use	Daily		A.M. Peak Hour		P.M. Peak Hour	
		Enter	Exit	Enter	Exit	Enter	Exit
INPUT	Office						
	Retail	5,898	5,898	388	359	387	393
	Restaurant	1,492	1,492	191	182	109	105
	Cinema/Entertainment						
	Residential	1,833	1,833	47	149	164	97
	Hotel						
		9,223	9,223	626	690	660	595

INTERNAL TRIPS

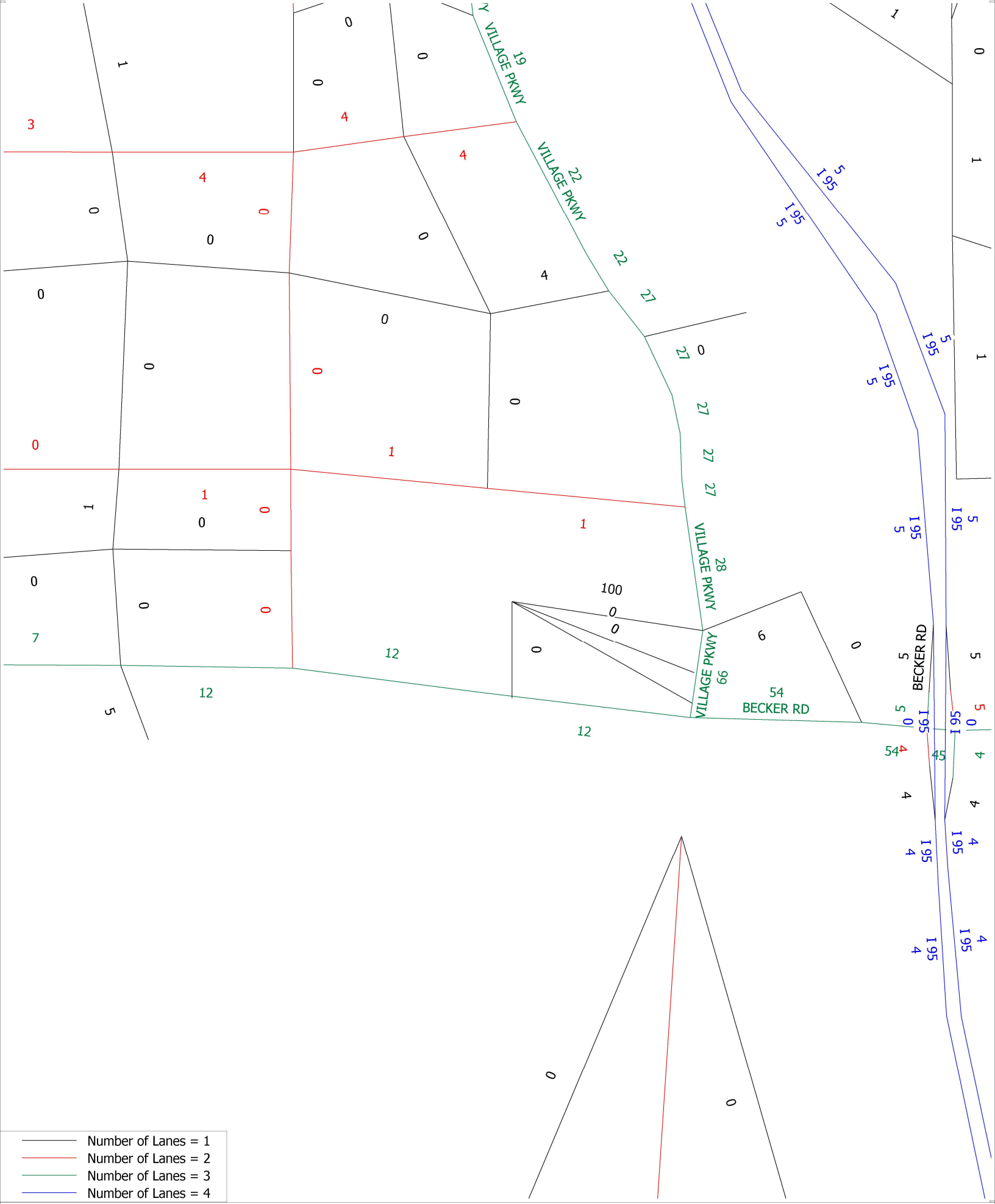
	Land Use	Daily		A.M. Peak Hour		P.M. Peak Hour	
		Enter	Exit	Enter	Exit	Enter	Exit
OUTPUT	Office	0	0	0	0	0	0
	Retail	804	1,029	26	48	82	107
	Restaurant	843	574	77	27	47	62
	Cinema/Entertainment	0	0	0	0	0	0
	Residential	604	648	3	31	94	54
	Hotel	0	0	0	0	0	0
		2,251	2,251	106	106	223	223

OUTPUT	***Total % Reduction***	***24.4%***	***16.1%***	***35.5%***
	Office			
	Retail	15.5%	9.9%	24.2%
	Restaurant	47.5%	27.9%	50.9%
	Cinema/Entertainment			
	Residential	34.2%	17.3%	56.7%
	Hotel			

EXTERNAL TRIPS

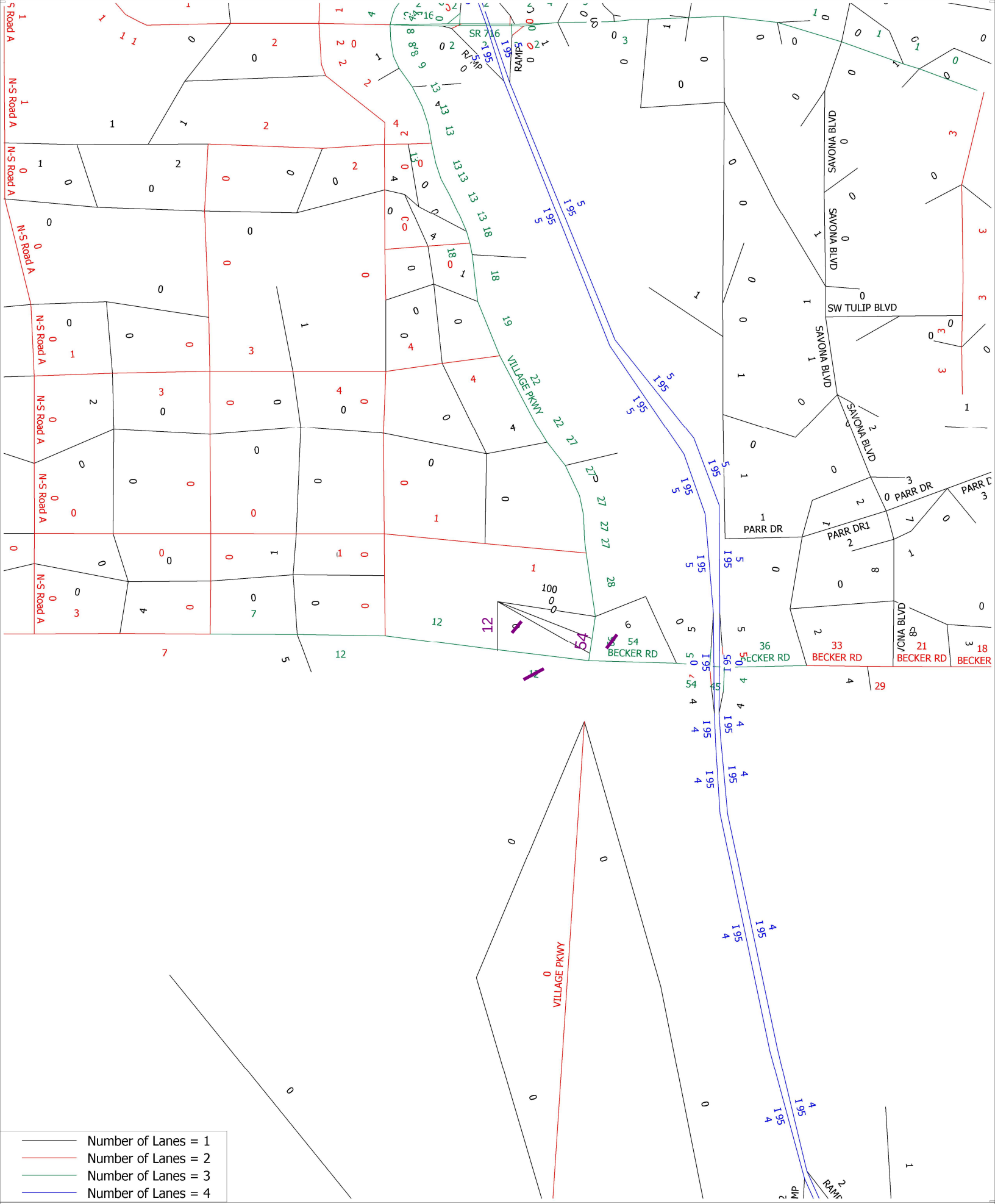
	Land Use	Daily		A.M. Peak Hour		P.M. Peak Hour	
		Enter	Exit	Enter	Exit	Enter	Exit
OUTPUT	Office	0	0	0	0	0	0
	Retail	5,094	4,869	362	311	305	286
	Restaurant	649	918	114	155	62	43
	Cinema/Entertainment	0	0	0	0	0	0
	Residential	1,229	1,185	44	118	70	43
	Hotel	0	0	0	0	0	0
		6,972	6,972	520	584	437	372

APPENDIX J
TCRPM 5.0 Model Plot

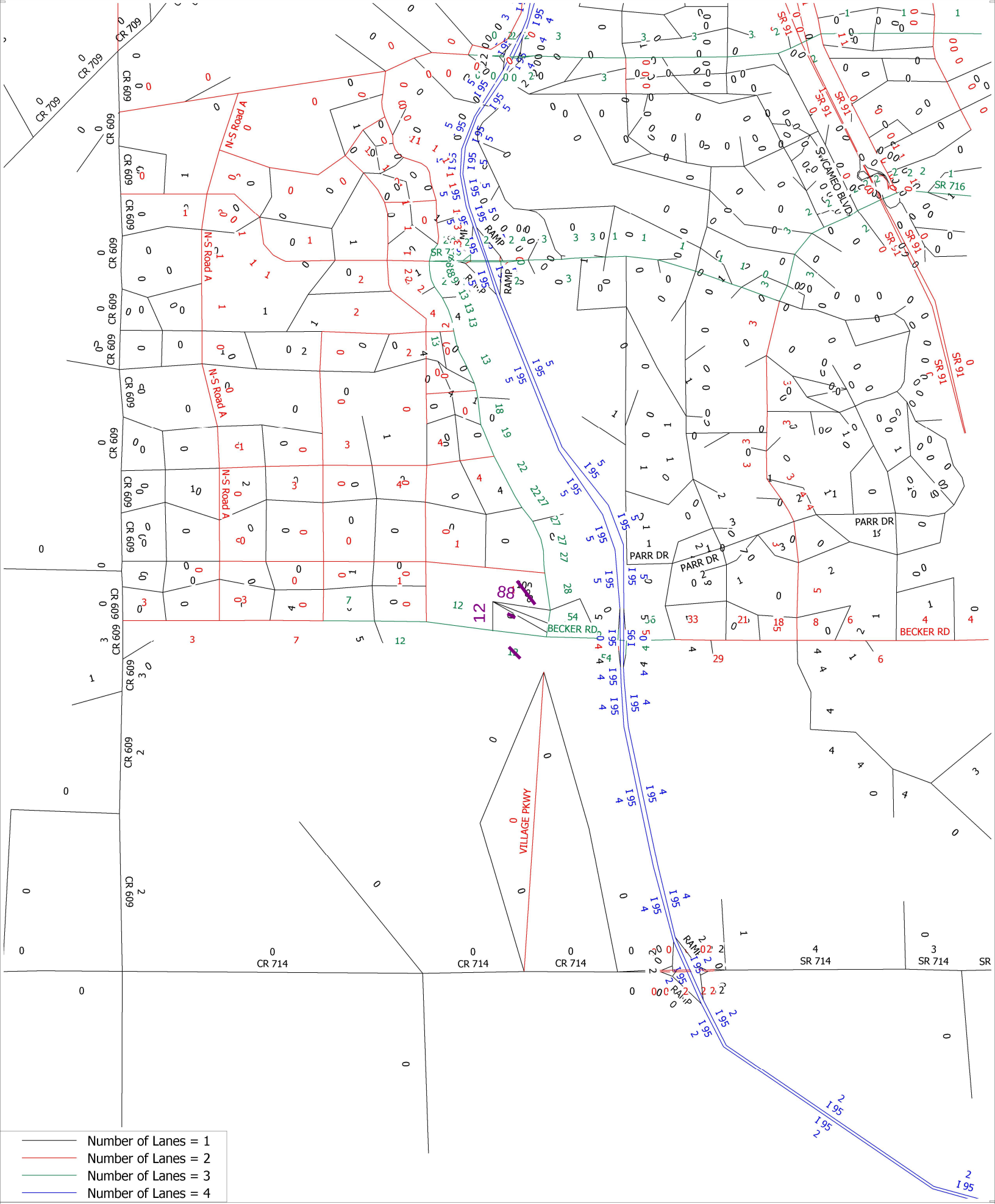


SG8 Commercial
Project Distribution - 2045
TCRPM 5.0 - April 2023

cube
(Licensed to Kimley Horn and Associates Inc)



cube
(Licensed to Kimley Horn and Associates Inc)



cube
(Licensed to Kimley Horn and Associates Inc)

APPENDIX K
Excerpts from Vested Trips

TRAFFIC ANALYSIS REPORT

Capstone
Port St. Lucie, FL

Prepared for:
Capstone Companies, Inc.

Prepared by:

MacKenzie
Engineering & Planning, Inc.
1172 SW 30th Street, Suite 500
Palm City, FL 34990
(772) 286-8030

093003
December 2020
© MacKenzie Engineering and Planning, Inc.
CA 29013

Shaun G. MacKenzie P.E.
Florida License # 61751

TRAFFIC ASSIGNMENT

The distributed external trips for the project were assigned to the roadway network within the radius of influence. The project assignment is shown in Figure 2.

Figure 2. Traffic Assignment



INTERSECTION ANALYSIS

The Paar Drive and Village Parkway intersection is currently not constructed. The traffic volumes on Village Parkway are currently too low to warrant a traffic signal based on existing traffic volumes. A traffic signal is expected to be warranted in the future.

The following are recommended initially:

1. Restripe the northbound left-turn with left-turn arrows
2. Remove the existing hatching and restripe the southbound right-turn lane with right-turn arrows
3. Stop signs on the side street approach(es)

The intersection should be monitored for signalization in the future because a signal is anticipated to be needed in the future.

DRIVEWAYS

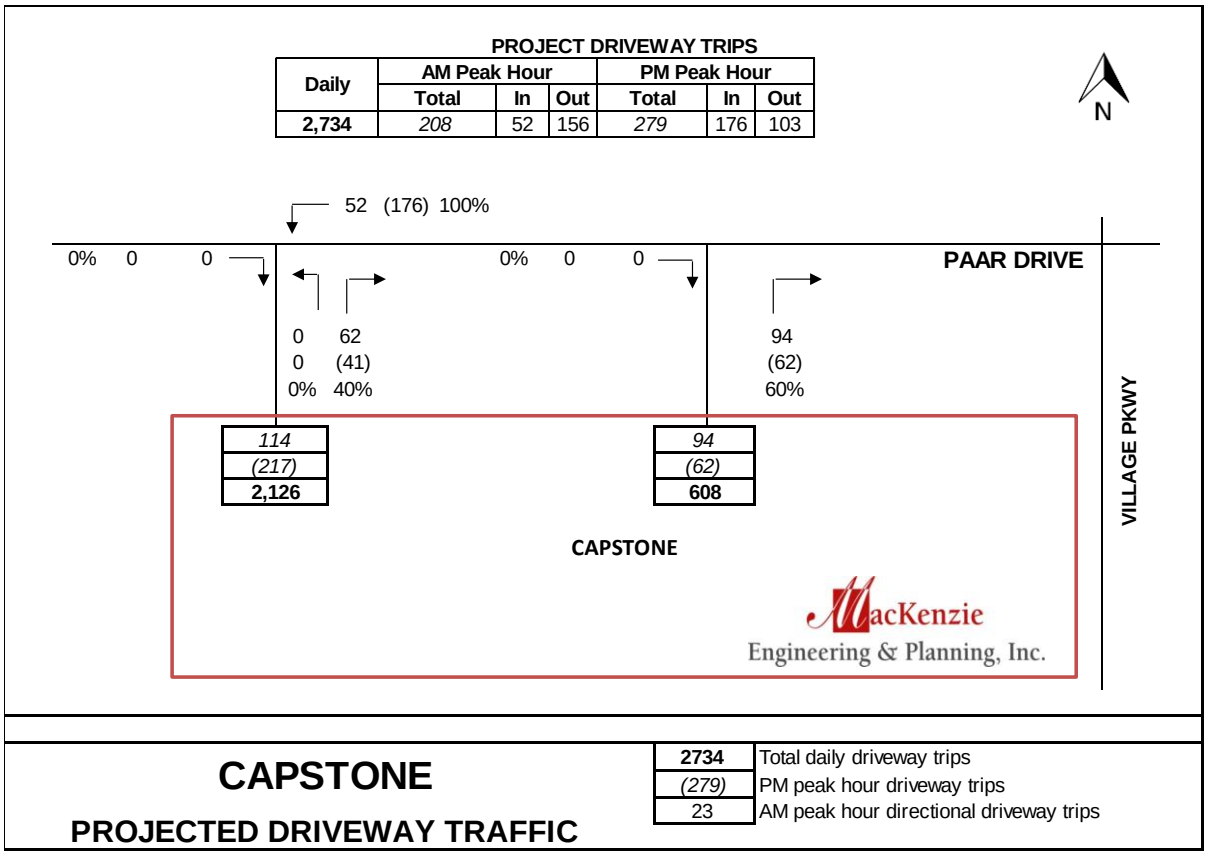
Proposed Access

The site proposes two points of access:

- Paar Drive West – Full Opening
- Paar Drive East – Right-in/Right-out

Figure 3 displays the proposed driveway volumes.

Figure 3. Proposed Driveway Volumes



Paar Drive West Entrance

Paar Drive West entrance is approximately 700 feet west of the Paar Drive & Village Parkway intersection. The intersection is recommended for a full opening. Based on the existing road network, no traffic is destined to or from the west because Paar Drive does not exist. Based on the proposed land uses in Southern Grove, Riverland and Wilson Groves, only a small amount of traffic will be destined

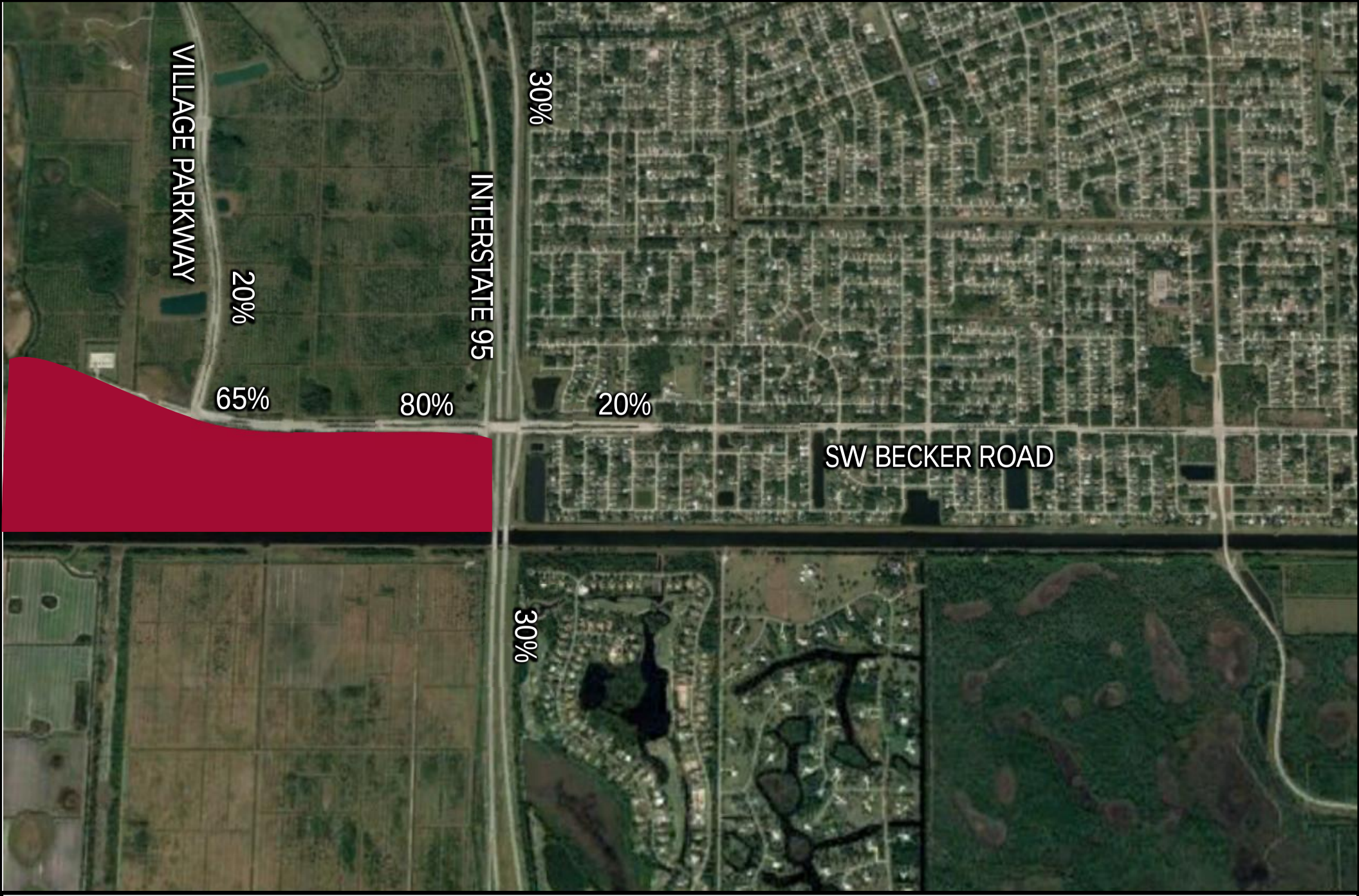
TRAFFIC IMPACT STUDY

AMERICA WALKS – SENIOR LIVING
PORT ST. LUCIE, FL

PREPARED FOR:
AMERICA WALKS

Kimley»Horn

April 8, 2020
CA 00000696
Kimley-Horn and Associates, Inc.
1920 Wekiva Way
West Palm Beach, Florida 33411
561/845-0665 TEL



Not to scale

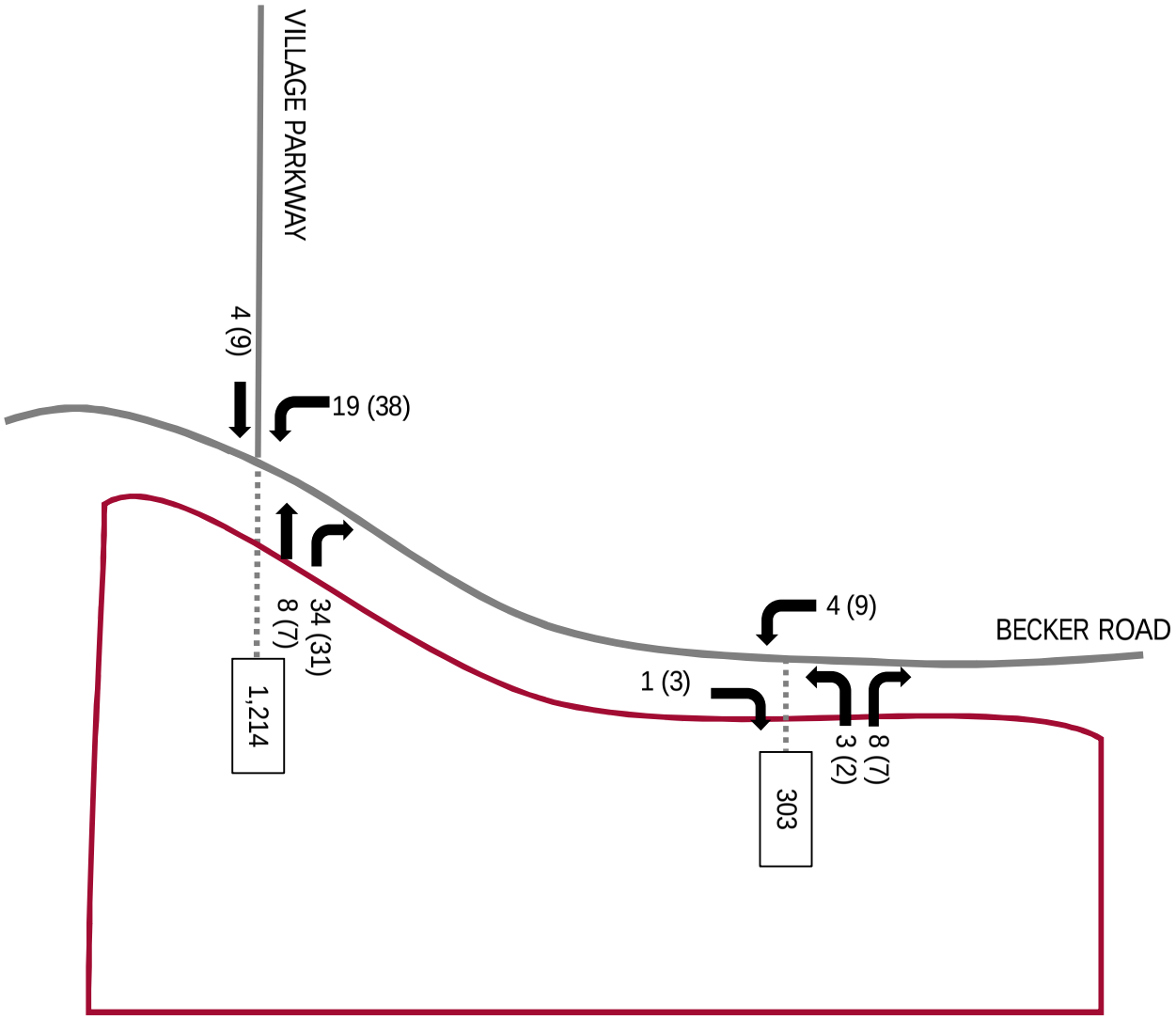
N

LEGEND

SITE

FIGURE 2
TRIP DISTRIBUTION
AMERICA WALKS

Kimley»Horn



Not to scale

N

FUTURE TOTAL DRIVEWAY VOLUMES

XX AM PEAK VOLUMES

(XX) PM PEAK VOLUMES

XX DAILY VOLUMES

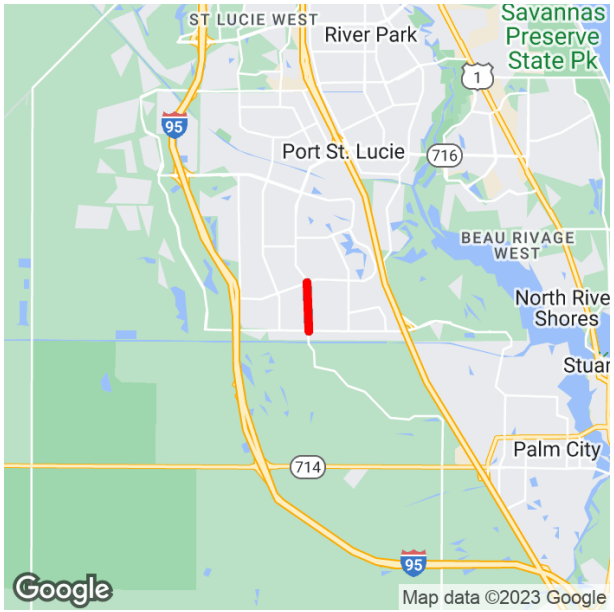
FIGURE 3
DRIVEWAY VOLUMES
AMERICA WALKS

Kimley»Horn

APPENDIX L
Roadway Improvement Information

PORT ST. LUCIE BLVD FROM BECKER RD TO PAAR DR

4317523 Non-SIS



Prior Year Cost: 30,880,246
Future Year Cost: 0
Total Project Cost: 70,587,376
LRTP: Page 8-2

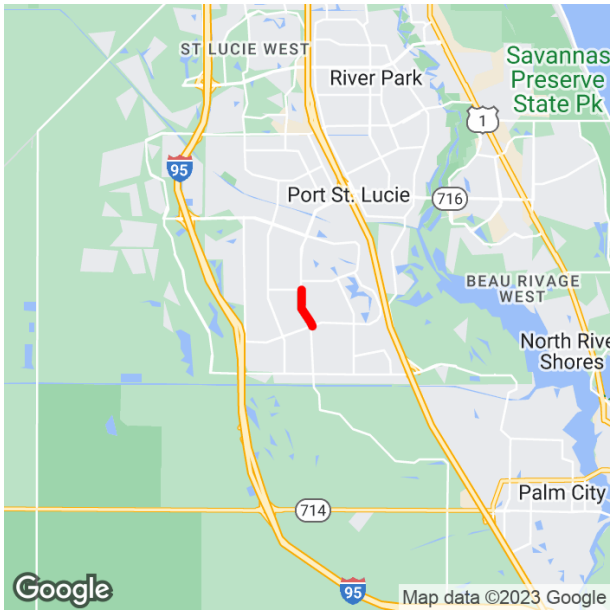
Project Description: ADD LANES & RECONSTRUCT
Extra Description: 2022 TPO PRIORITY #3. WIDENING FROMOM 2 TO 4 LANES.
Lead Agency: MANAGED BY FDOT **From:** BECKER RD
County: ST. LUCIE **To:** PAAR DR
Length: 1.119
Phase Group: PRELIMINARY ENGINEERING, RIGHT OF WAY, RAILROAD & UTILITIES, CONSTRUCTION, ENVIRONMENTAL

Phase	Fund Code	2024	2025	2026	2027	2028	Total
ROW	SU	251,279	0	0	0	0	251,279
RRU	SU	0	0	0	100,000	0	100,000
CST	ACPR	0	0	0	0	2,686,394	2,686,394
CST	CARU	0	0	0	0	589,130	589,130
CST	CM	0	0	0	0	1,848,345	1,848,345
CST	SA	0	0	0	0	5,650,370	5,650,370
CST	SU	0	0	0	0	4,590,885	4,590,885
CST	TRIP	0	0	0	0	1,627,089	1,627,089
CST	TRWR	0	0	0	0	2,858,241	2,858,241
		251,279			**100,000**	**19,850,454**	**20,201,733**

Notes

PORT ST. LUCIE BLVD FROM SOUTH OF PAAR DR TO SOUTH OF ALCANTARRA BLVD

4317525 Non-SIS



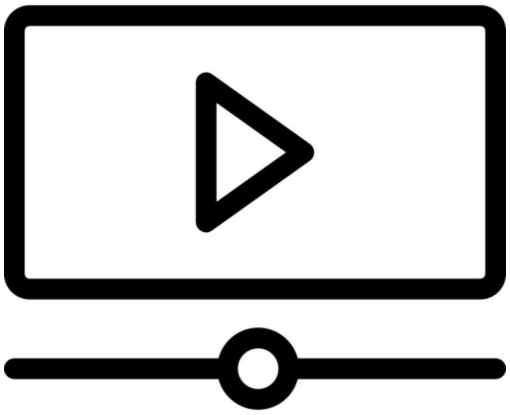
Prior Year Cost: 30,880,246
Future Year Cost: 0
Total Project Cost: 70,587,376
LRTP: Page 8-2

Project Description: ADD LANES & RECONSTRUCT
Extra Description: 2020 TPO PRIORITY #2; WIDENING FROMOM 2 TO 4 LANES. DESIGN AND RIGHT OF WAY ON 431752-2 DENING FROMOM 2 TO 4 LANES LFA WITH CITY OF PORT ST. LUCIE. 56-02 LF UWHCA 62-03 LF FOR CEI FOR UWHCA CITY OF PORT ST. LUCIE --NEW SEQUENCE 52-02 WAS CREATED TO PULL FROMOM APPROPRIATE BUDGET CATEGORY (NON-PROGRAM 87)
Lead Agency: MANAGED BY FDOT
From: SOUTH OF PAAR DR
County: ST. LUCIE
To: SOUTH OF ALCANTARRA BLVD
Length: 1.076
Phase Group: RAILROAD & UTILITIES, CONSTRUCTION

Phase	Fund Code	2024	2025	2026	2027	2028	Total
RRU	LF	0	1,807,473	0	0	0	1,807,473
CST	CIGP	0	4,969,708	0	0	0	4,969,708
CST	LF	32,887	0	0	0	0	32,887
CST	LFP	0	4,969,708	0	0	0	4,969,708
CST	SU	0	4,237,043	0	0	0	4,237,043
CST	TRIP	0	2,277,129	0	0	0	2,277,129
CST	TRWR	0	1,517,317	0	0	0	1,517,317
		32,887	**19,778,378**				**19,811,265**

Notes

PSL Blvd. South



Watch Workshop #2: June 30

The City and TCRPC is hosted an in-person and virtual public workshop for the Port St. Lucie Boulevard Corridor Planning Study. The video is now available.

Watch the Meeting

Project Description

The PSL Blvd. South project will incorporate “complete street” elements to the roadway, which will enhance mobility for pedestrians, bicyclists, as well as vehicles.

Staff continues to work with the St. Lucie Transportation Planning Organization (TPO) and Florida Department of Transportation (FDOT) to obtain funding and expedite the scheduling for completion of the roadway improvements.

- Conceptual Access Management Plan
- Improvements Update (May 26,2022)

Projects Under Construction:

- Gatlin Boulevard to Darwin Boulevard
- Darwin Boulevard to Alcantarra Boulevard (Managed by FDOT)

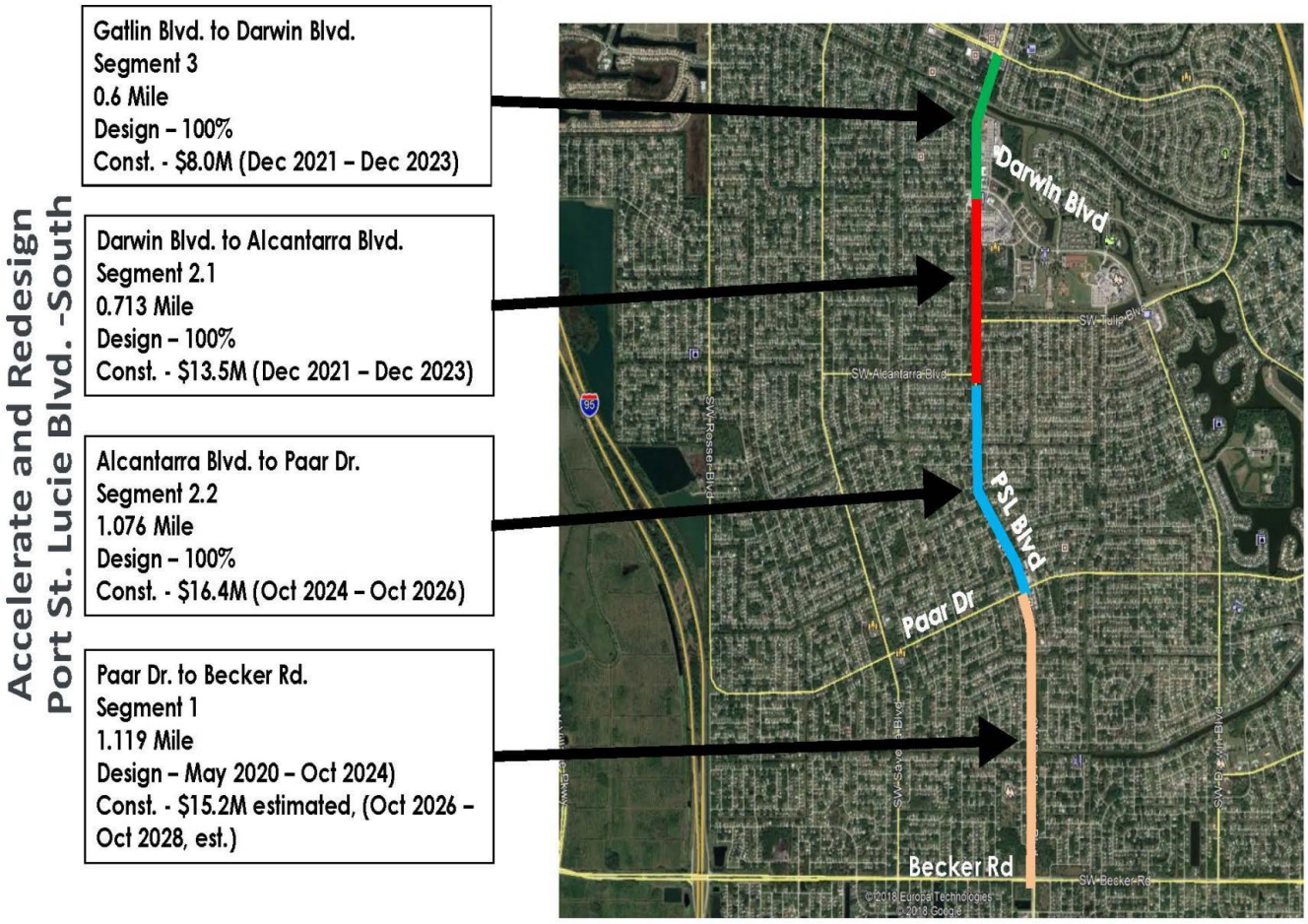
Motorists are asked to use caution in the construction zone. Lane closures and delays anticipated.

Current Activities:

- Utility Work
- Drainage Activities
- Roadway Activities

Lane Closure Information:

- One lane in each direction of SW Port St. Lucie Boulevard between SW Squirrel Avenue and SW Darwin Boulevard will be closed from 8 a.m. to 3 p.m.
- Closure of existing median openings at SW Yale Street and SW Cairo Avenue.
- Starting north of SW Aurelia Avenue, one northbound through lane is eliminated leaving one through lane and one dedicated left turn onto westbound Gatlin Boulevard.
- The speed limit in the construction zone has been reduced to 30 mph.



Proposed Typical Concept

Segment 1: Becker Road to Paar Drive

Segment 2.1: Alcantarra Blvd. to Darwin Blvd.

Description: Construction of approximately 0.7 mile of roadway widening from 2 to 4 lanes. Project includes adding multi-use paths, landscaped median, irrigation, signalized intersections, roadway lighting, curb and gutter, underground drainage, and relocation of water and sewer lines.

Design plans are complete. Construction funding ($13.5M) was fully allocated in the FDOT 5-Year Work Program and construction started in January 2022. Construction is expected to last approximately two years with completion expected in Winter 2023.

This project is being managed by the Florida Department of Transportation (FDOT).

- Segment 2.1 Map

Current Activities:

- Clearing and Grubbing
- Construction and installation of watermain
- Delivery of drainage structures
- Implementing Maintenance of Traffic Plan

Lane Closures:

- One lane in each direction of SW Port St. Lucie Boulevard between SW Squirrel Avenue and SW Alexandria Avenue will be intermittently closed from 8 a.m. to 3 p.m. for water main work. Flagging operations will be in place to direct traffic.
- Intermittent lane closures on Trouville Avenue from PSL Boulevard to Voyager Street will be closed for watermain work from 9 a.m. to 3 p.m. with flagging operations in place for local traffic.
- For more information, please contact Community Outreach Specialist Samantha Kayser at 772-579-5479.

Segment 2.2: Paar Drive to Alcantarra Blvd.

Segment 3: Darwin Blvd. to Gatlin Blvd.

Photos

APPENDIX M

Signal Location and Cost Sharing Report, Mackenzie Engineering & Planning Inc., Excerpts

SIGNAL LOCATION AND COST SHARING REPORT

Southern Grove and Western Grove DRI
Port St. Lucie, FL

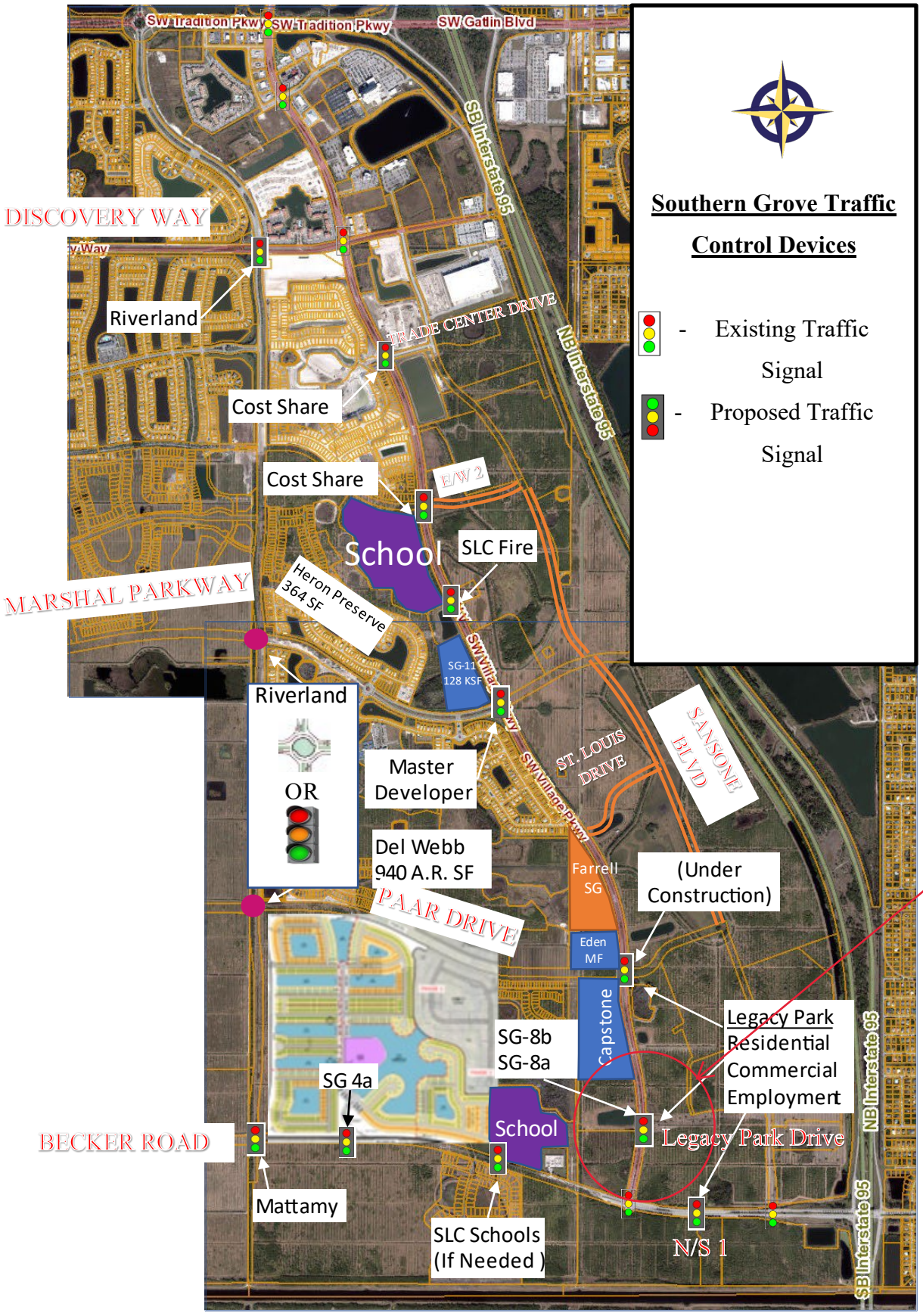
Prepared for:
Mattamy Palm Beach LLC
Orlando, FL

Prepared by:

MacKenzie
Engineering & Planning, Inc.
1172 SW 30th Street, Suite 500
Palm City, FL 34990
(772) 286-8030

140011
Revised January 2022
Revised October 2022
September 2022
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CA 29013

Shaun G. MacKenzie P.E.
PE Number 61751


SW Tradition Pkwy
SW Tradition Pkwy
SW Gatlin Blvd
SB Interstate 95
NB Interstate 95
DISCOVERY WAY
Riverland
TRADE CENTER DRIVE
Cost Share
Cost Share
E/W 2
School
SLC Fire
MARSHAL PARKWAY
Heron Preserve
364 SF
SG-11
128 KSF
Riverland
OR
Master
Developer
ST. LOUIS
DRIVE
SANSONE
BLVD
Del Webb
940 A.R. SF
PAAR DRIVE
Farrell
SG
(Under
Construction)
Eden
MF
Capstone
Legacy Park
Residential
Commercial
Employment
SG-8b
SG-8a
SG 4a
School
Legacy Park Drive
BECKER ROAD
Mattamy
SLC Schools
(If Needed)
N/S 1
Southern Grove Traffic
Control Devices
- Existing Traffic
Signal
- Proposed Traffic
Signal

CONCLUSION

Future traffic signals or roundabouts are needed throughout Southern Grove and Western Grove to support future development and roadway connections. Up to 13 future traffic signals and/or roundabouts are projected to be warranted in Southern Grove. Four of the traffic signals are a direct result of the Riverland/Kennedy connections to Southern Grove. This study does not contemplate a Riverland Pro Rata Share allocation of cost to 10 of the traffic signals listed plus traffic signals previously constructed. In addition, Mattamy Homes is constructing one of the four traffic signals required on its western border, which is warranted as a result of Riverland traffic and connections. The anticipated responsibility for the signals are as follows:

- Mattamy Homes – 2 Traffic Signals
- St. Lucie County School Board – 1 Traffic Signal (if needed)
- St. Lucie County Fire Rescue – 1 Traffic Signal
- Master Developer – Pro Rata Share – 6 Traffic Signals
- Riverland – 3 Traffic Signals or Roundabouts

Western Grove is anticipated to need six traffic signals or roundabouts. One of the locations is a direct result of the Riverland/Kennedy connections to Western Grove and it is recommended that Riverland/Kennedy be responsible for the traffic signal or roundabout at Discovery Way and N/S A.

The study utilized a pro rata share methodology to assign costs to various benefitting property owners for six traffic signals.

Signal design and installation procedures are recommended upon a project or accumulation of projects reaching 75 projected peak hour left-turns on roads with 45 MPH or greater speed limits and 100 projected peak hour left-turns on roads with 40 MPH or lower speeds limits.

Agenda Summary

2024-112

Agenda Date: 3/5/2024 **Agenda Item No.:** 8.d

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P23-176 Ekonomy Self Storage, Inc. - Variance

Location: 1915 SW Hayworth Avenue

Legal Description: Port St Lucie Section 31, Block 1705, Lot 14

This is a request for a variance to allow a reduction in lot frontage and lot size to allow 80 feet of frontage and 10,240 square feet in land area. The Land Use Conversion Manual requires a minimum of 160 feet of frontage and the Zoning Code requires 20,000 square feet for General Commercial (CG) Zoning Districts.

Submitted By: Cody Sisk, Planner II, Planning & Zoning Department

Executive Summary: The applicant is requesting a variance to allow a reduction in lot frontage and lot size to allow 80 feet of frontage and 10,240 square feet in land area. The Land Use Conversion Manual requires a minimum of 160 feet of frontage and the Zoning Code requires 20,000 square feet for General Commercial (CG) Zoning Districts.

Presentation Information: Staff will provide a presentation.

Staff Recommendation: Move that the Board review the variance application and vote to recommend approval to the City Council with the following condition: C*ross access to lots 13 and 15 from lot 14 shall be required.*; recommend approval to the City Council; recommend denial to the City Council; or to table or continue the hearing or review to a future meeting.

Background: See attached staff report.

Issues/Analysis: See attached staff report.

Special Consideration: N/A

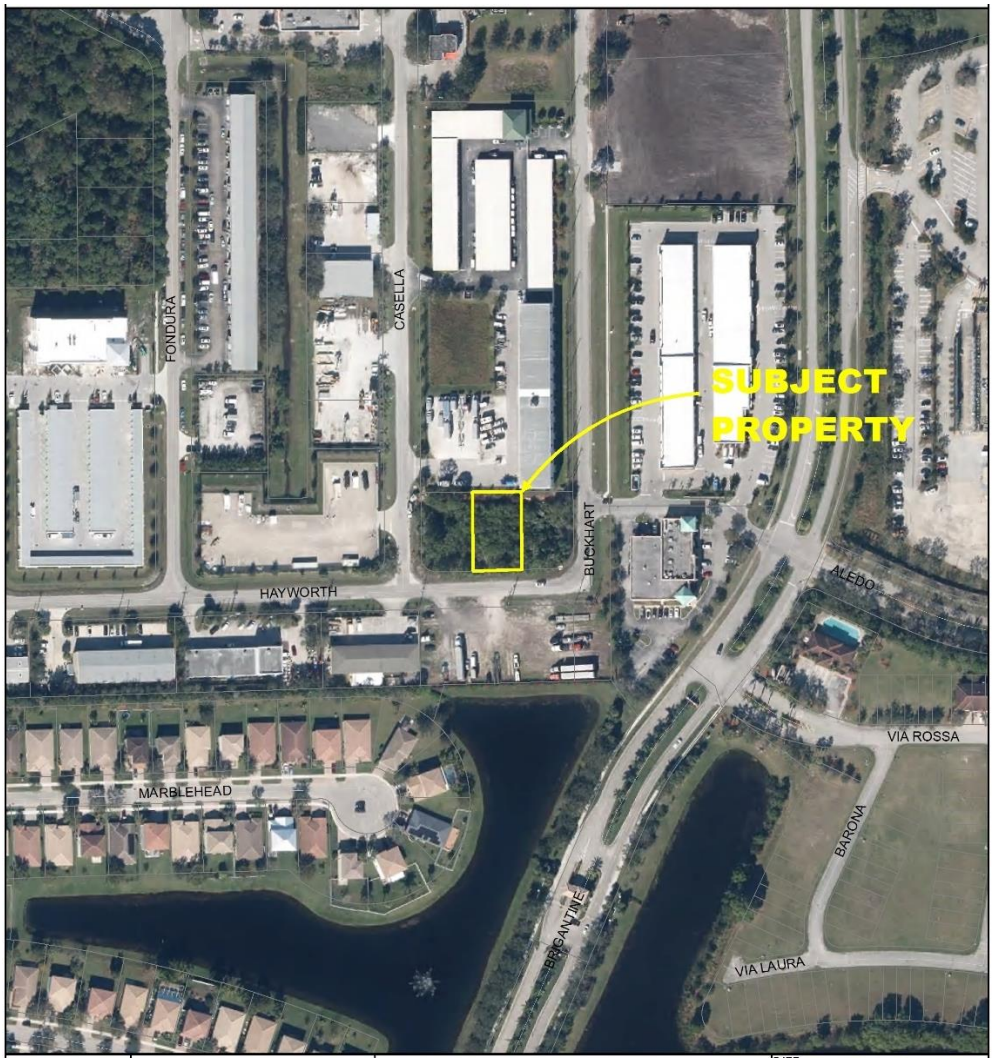
Location of Project: 1915 SW Hayworth Avenue, Port Saint Lucie, Florida

Attachments:

1. Staff Report
2. Conceptual plan
3. Applicants Response to Variance Criteria
4. Warranty Deed
5. Staff Presentation
6. Public Comment

7. Memo- Planning

Ekonomy Self Storage, Inc.
Variance (Frontage and Lot Size Reduction)
P23-176



Aerial Map

SUMMARY

Applicant's Request:	To grant a variance of a reduction in lot frontage and lot size to allow 80 feet of frontage and 10,240 square feet in land size. The Land Use Conversion Manual requires a minimum of 160 feet of frontage and the Zoning Code requires 20,000 square feet for General Commercial (CG) Zoning Districts.
Application Type:	Variance, Quasi-Judicial
Applicant / Property Owner:	Ekonomy Self Storage, Inc.

Address:	1915 SW Hayworth Avenue
Location:	The property is generally located south of SW Gatlin Boulevard and west of SW Buckhart Street.
Project Planner:	Cody Sisk, Planner II

Project Description

The applicant is requesting a variance to allow a reduction in lot frontage and lot size to allow 80 feet of frontage and 10,240 square feet in land size. The Land Use Conversion Manual requires a minimum of 160 feet of frontage and the Zoning Code requires 20,000 square feet for General Commercial (CG) Zoning Districts.

The property has a future land use designation of General Commercial (CG) and the applicant has indicated the desire to rezone to Service Commercial (CS). The end goal for the applicant is to be able to create a parking area on this lot for the rental truck business associated with the Ekonomy Self Storage site to the north. If this variance is approved the applicant will have to apply for a land use change and rezoning application to change both designations to CS, or a rezoning application to CG.

Background

The existing vacant site is zoned RS-2 (Single-Family Residential) and is owned by Ekonomy Self Storage, Inc. Lots 13 and 15, which are on either side of the subject parcel, are also zoned Residential. The intent of this vacant parcel is to use it as a parking area for the U-Haul rentals. The site to the north of the subject property is also owned by Ekonomy Self Storage, Inc. Ekonomy Self Storage, Inc. has an approval from 2024 to allow (16) rental U-Haul vehicles.

Review Criteria

An application for a variance is reviewed for consistency with Article XV of the Zoning Code, Sections 158.295 through 158.299 and the Land Use Conversion Manual. Per Section VI of the Land Use Conversion Manual the recommendation of the Planning and Zoning Board is forwarded to the City Council for final action. Final action on the application (approval or denial) is in the form of a Resolution by the City Council following a quasi-judicial public hearing.

Public Notice Requirements

Public notice was mailed to owners within 750 feet on February 22, 2024, and the file was included in the ad for the Planning & Zoning Board's agenda.

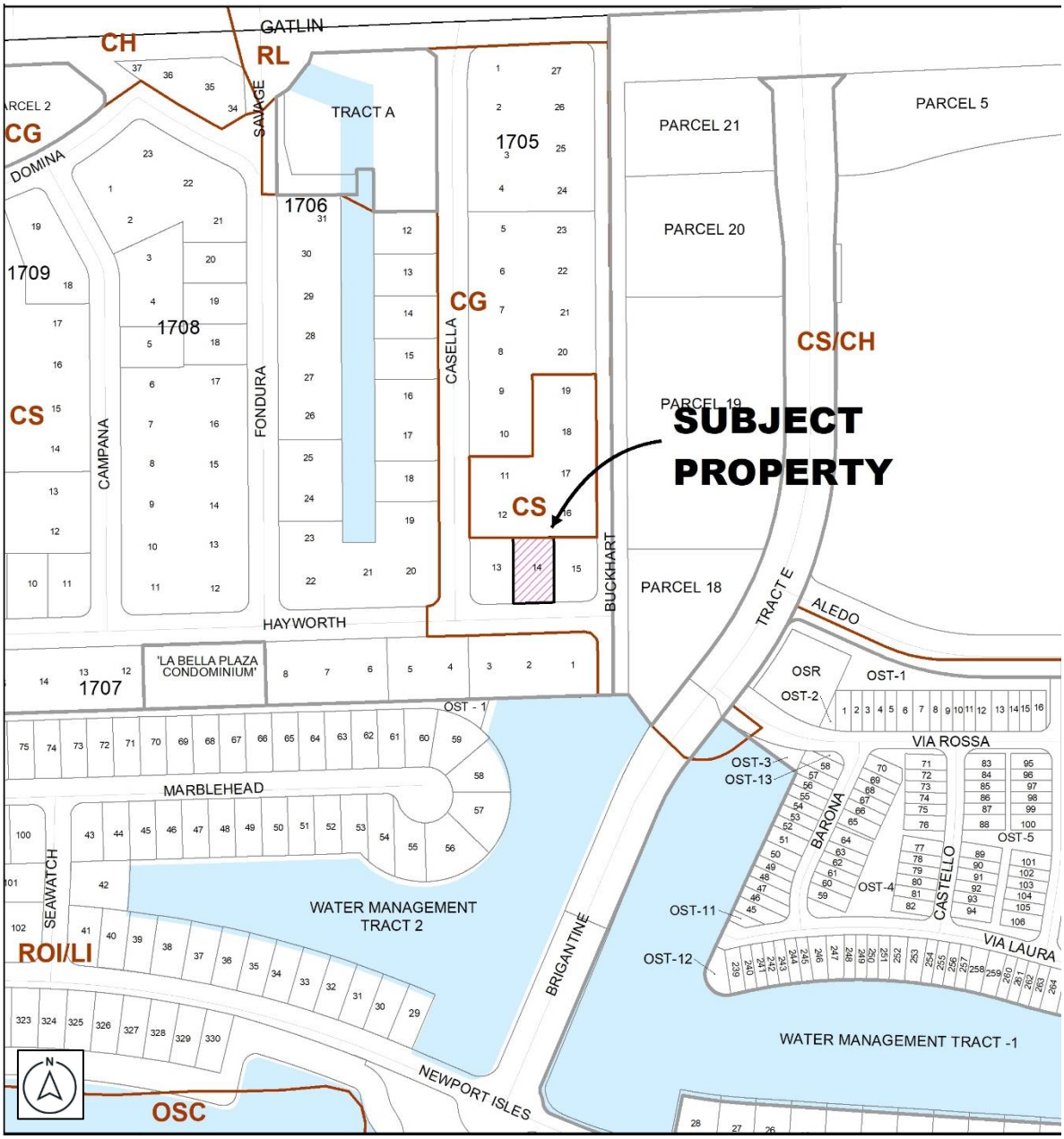
Location and Site Information

Parcel Number:	3420-650-1001-000-0
Property Size:	0.24-acres
Legal Description:	Port St Lucie-Section 31, Block 1705, Lot 14 (Map 43/14N) (OR 3943-2230)
Future Land Use:	CG
Existing Zoning:	RS-2
Existing Use:	Vacant

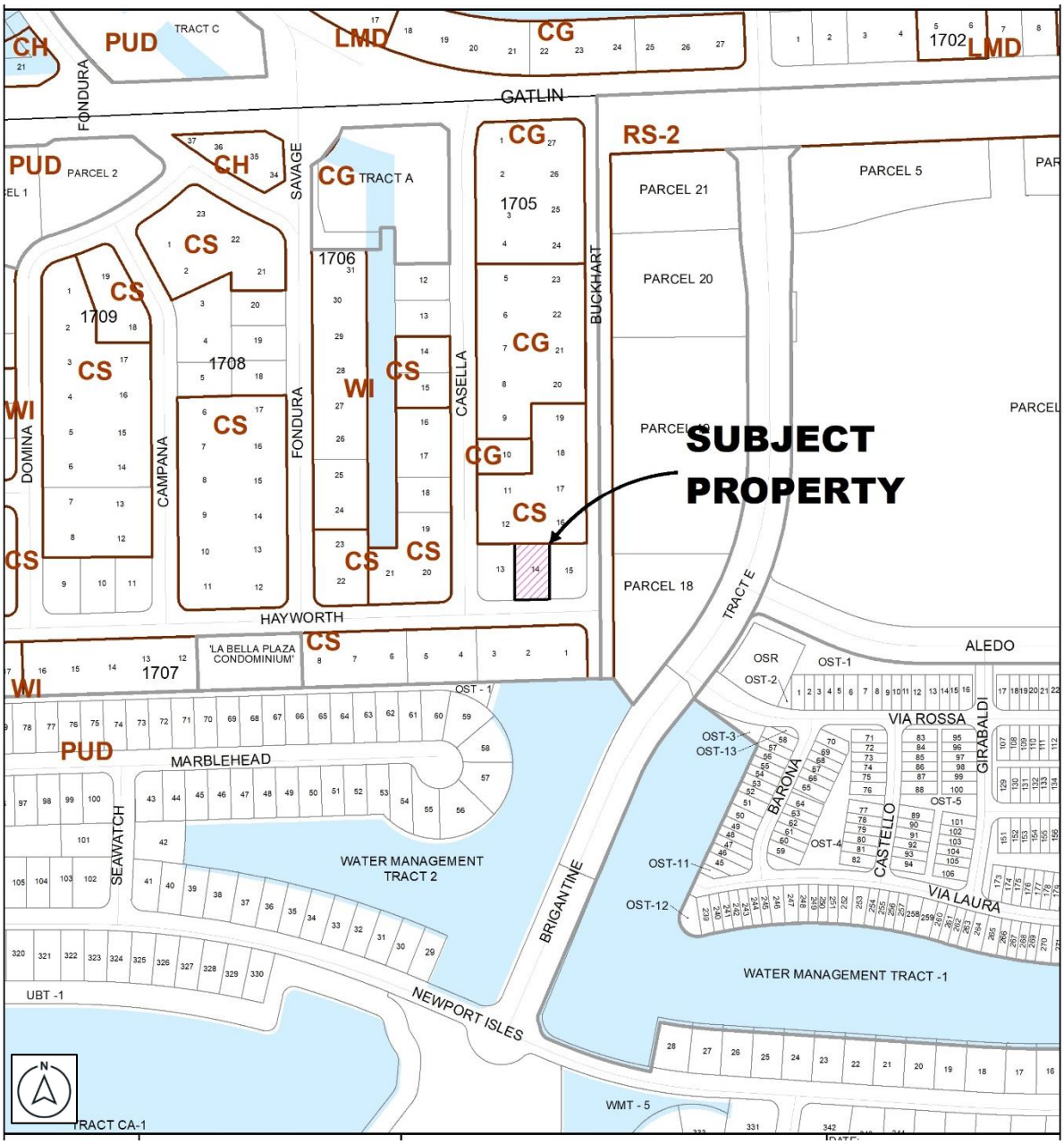
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	CS and CG	CS and CG	Self-Storage
South	CS	CS	Vacant
East	CG	RS-2	Vacant
West	CG	RS-2	Vacant

CG – General Commercial, CS – Service Commercial, RS-2 – Single Family Residential



Future Land Use


SUBJECT PROPERTY
GATLIN
FONDURA
SAVAGE
CASELLA
BUCKHART
DOMINA
CAMPANA
HAYWORTH
MARBLEHEAD
SEAWATCH
BRIGANTINE
NEWPORT ISLES
VIA ROSSA
VIA LAURA
ALEDO
GIRABALDI
BARONA
CASTELLO
TRACT E
WATER MANAGEMENT TRACT 2
WATER MANAGEMENT TRACT -1
TRACT C
TRACT A
PARCEL 2
PARCEL 5
PARCEL 20
PARCEL 21
PARCEL 18
'LA BELLA PLAZA CONDOMINIUM'
UBT -1
TRACT CA-1
WMT - 5
PUD
CH
CG
CS
WI
LMD
RS-2
OST-1
OST-2
OST-3
OST-4
OST-5
OST-11
OST-12
OST-13
OSR
1702
1705
1706
1707
1708
1709

Zoning

IMPACTS AND FINDINGS

Section 158.295 (B) of the Zoning Code establishes the duties of the Planning and Zoning Board in authorizing a variance. The Planning and Zoning Board may authorize the variance from the provisions of the Zoning Code as will not be contrary to the public interest when, owing to special conditions, a literal enforcement of the provisions will result in unnecessary and undue hardship. Pursuant to Section 158.296, a variance is authorized only for height, area, and size of the structure, yard size, building setback, lot size requirements, and other applicable development regulations, excluding use. To authorize a variance, the Planning and Zoning Board should consider the criteria listed under Section 158.295 (B) (1) through (7). The applicant's response to this criterion is attached to the application. Staff's review is provided below.

See the applicant's responses that are included in the Variance application.

Compatibility with variance criteria Section 158.295 (B).

1. That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district.

    - *Applicant's Response:* Special conditions and circumstances exist which are peculiar to the land, which are not applicable to other lands in the same zoning district because there is no ability of the applicant to increase his right of way frontage. The Subject Site is bounded on both the east and the west by parcels owned by others. Both neighbors have refused Applicants request to purchase their property at fair market value. The neighboring property owners are very familiar with the regulation in Conversion Area 23, and understand that the city will deny the applicant the right to use their property without combining with their land. Therefore, each has requested $1.3 million dollars for their parcel. If the city were to grant the variance it may be an impetus for the neighboring property owners to entertain a reasonable offer. As the realization that they can no longer prevent the use of Applicants property, may incentivize them to sell at fair market value. As previously stated, Ekonomy would like to purchase and combine all three (3) parcels.

    - *Staff Findings: There are no special conditions or circumstances existing which are peculiar to the land that would not be applicable to other lands in the same zoning district. The applicant is the owner of Lot 14 and would like to rezone it. The variance will isolate Lots 13 and 15, not allowing those properties to meet Section III, Land Assembly Requirements of the City Land Use Conversion Manual. Conversion Area 23 has a CG (General Commercial) future land use designation. For properties to be rezoned in Conversion Area 23 to a zoning district that is compatible with the future land use designation, a minimum frontage of 160 feet and a minimum area of 20,000 square feet is required. Lots 13 and Lot 15 are each individually insufficient to meet the standards to rezone to a zoning designation that is consistent with the property's CG future land use.*

      Under the rezoning procedures outlined in the City of Port St. Lucie Land Use Conversion Manual, rezoning petitions for the conversion of residentially zoned lots should avoid the isolation of lots that are insufficient in size to meet the performance standards established for a particular conversion area.

2. That the special conditions and circumstances do not result from any action of the applicant.
    - *Applicant's Response:* Special conditions and circumstances do not result from any action of the applicant as the ownership of surrounding properties is not within his control.
    - *Staff Findings: There are no special conditions or circumstances that pertain to this property. See No. 1 above.*

3. That granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings, or structures, in the same zoning district.
    - *Applicant's Response:* The request will not confer a special privilege that is denied by this chapter to other lands in the same zoning district. To the contrary, the property is currently zoned RS-2 and is surrounded by property with commercial zoning. The variance will allow the Property to be compatible with the surrounding properties. As indicated in the zoning map below, the Property to the north is zoned Service Commercial Zoning District ("CS"), the properties to the south are CS, to the west the bulk of the properties are zoned CS and to the east is Planned Unit Development known as Gatlin Commons. The fact that this parcel is residential surrounded by commercial gives rise to the argument that it is impermissible spot zoning and to correct this the City Council must grant the requested variance.
    - *Staff Findings: Granting of this variance will allow the development of the applicant's land, which would be denied to other property owners of single lots in this area. It will also restrict the owners of Lots 13 and 15 from rezoning their lots per Section 158.126 (F) of the Zoning Code.*

4. That literal interpretation of the provisions of the chapter would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the chapter and would work unnecessary and undue hardship on the applicant.
    - *Applicant's Response:* The literal interpretation of the code provision would deprive the applicant of his property rights in that, the regulations deny him the right to use his property in manner compatible with other properties within the immediate area. The deprivation of the right to use his property is working an unnecessary and undue hardship as he is prevented from using his property.
    - *Staff Findings: The provisions of the chapter would not deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the chapter and will not work an unnecessary undue hardship on the applicant. A private business decision between two property owners that do not want to sell their property is not a hardship. The property is currently zoned RS-2 (Single Family Residential) and can accommodate one single-family residence by right.*

5. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.
    - *Applicant's Response:* The request for the variance is the minimum possible that will allow the applicant to use his property. Currently, the property is zoned residential and residential is the only permitted use. Since a residential use is incompatible with the surrounding commercial zoning the variance is the minimum request that will allow a reasonable use of the land
    - *Staff Findings: The granting of this variance will allow the applicant to rezone the one lot, Lot 14, and combine it with their development to the north for future commercial development while isolating Lost 13 and 15. Per the existing zoning designation a*

single- family house can be constructed on the property.

6. That the granting of the variance will be in harmony with the general intent and purpose of the chapter and that the variance will not be injurious to the area involved or otherwise detrimental to the public welfare.
    - *Applicant's Response:* Granting the variance allows the property to be used in a manner that is compatible with the surrounding land uses, is in harmony with uses in the area and will not be detrimental to the public welfare.

    - *Staff Findings: The granting of the variance would be in direct conflict with Section III, Land Assembly Requirements (Avoiding Isolated Lots) on the City of Port St. Lucie Land Use Conversion Manual and the Zoning Code. It would isolate the adjacent lots.*

7. That there will be full compliance with any additional conditions and safeguards which the Planning and Zoning Board or Zoning Administrator may prescribe, including but not limited to reasonable time limits within which the action for which variance is required shall be begun or completed, or both.

    - *Applicant's Response:* The applicant will fully comply with any additional conditions and safeguards which the Planning and Zoning Board or Zoning Administrator may prescribe. The applicant's request for a variance is the minimum request which would allow him to use his property in a manner which is compatible with the surrounding uses. Currently, the Property is singled out and being treated differently than surrounding parcels which is the definition of impermissible spot zoning. Additionally, the application meets the seven criteria delineated in the Code. Since the variance request would allow the property owner to use his property in a manner consistent with surrounding uses to deny his request would be an arbitrary, capricious and an unreasonable treatment of the property. Therefore, I respectfully request that you grant the requested variance.

    - *Staff Findings: The applicant has acknowledged that they will comply with additional conditions or safeguards prescribed by the Planning and Zoning Board. Staff does not agree that the seven variance criteria have been met. The applicant has submitted a conceptual plan (see attached) but the submitted conceptual plan does not meet Section VI of the Conversion Manual which requires the plan to provide for shared access and parking for the adjacent isolated lots. The property is not being singled out and treated differently from adjacent properties.*

Performance Standards

- Any application which would result in adjacent lots becoming non-conforming to the conversion standards may be required to submit a conceptual site plan as a part of the variance.
    - *Applicant's Response:* Please see Conceptual Site Plan below.
    - *Staff Findings: The conceptual plan is attached.*

- The plan shall designate adequate buffers surrounding the site and remaining properties.
    - *Applicant's Response:* Noted
    - *Staff Findings: The conceptual plan does not designate any buffers.*

- Where appropriate, the plan shall be designed as one project and must provide for shared

access and parking of any remaining, or adjacent lots or parcels which would not conform to the conversion standards as a result of the variance. It shall not result in isolation or landlocked lots without providing access.

- *Applicant's Response:* Our variance application, if granted, will not isolate or landlock the remaining parcels as they are both situated as a corner lot and have access onto two right of ways. The Benabe Parcel has access onto SW Casella Street to the west and SW Hayworth Avenue to the south. The Malaret-Tio Parcel has access to SW Hayworth Avenue to the east and to the south.
- *Staff Findings: The plan does not provide for any shared access or parking. The conceptual plan isolates the two adjacent lots as it would restrict the owners of Lots 13 and 15 from rezoning their lots per Section 158.126 (F) of the Zoning Code.* ***If this variance is approved staff recommends a condition of approval to require cross access to lost 13 and 15 from lot 14.***

- The plan shall not allow for access onto residential streets or non-conversion area streets.
  - *Applicant's Response:* The proposed access is not onto residential streets, it is on a conversion area street, SW Hayworth Avenue.
  - *Staff Findings: The subject site does not have access to residential streets or non-conversion area streets.*

- The plan shall require the recording of Unity of Title for the project to prohibit further division and sale of separate lots which were a part of the overall approved site plan. Also, recording of access easements for future use of the remaining adjacent lots is required. Verification of this is required prior to the issuance of building permits for the project.
  - *Applicant's Response:* Noted.
  - *Staff Findings: Acknowledged.*

PLANNING AND ZONING BOARD ACTION OPTIONS

If the Board finds that the variance application is consistent with the criteria as listed in Section 158.295 (B) (1) through (7) of the City code (listed above) and the City of Port St. Lucie Land Use Conversion Manual performance standards, then the Board may:

- Motion to recommend approval to the City Council with the following condition: C*ross access to lots 13 and 15 from lot 14 shall be required.*
- Motion to recommend approval to the City Council

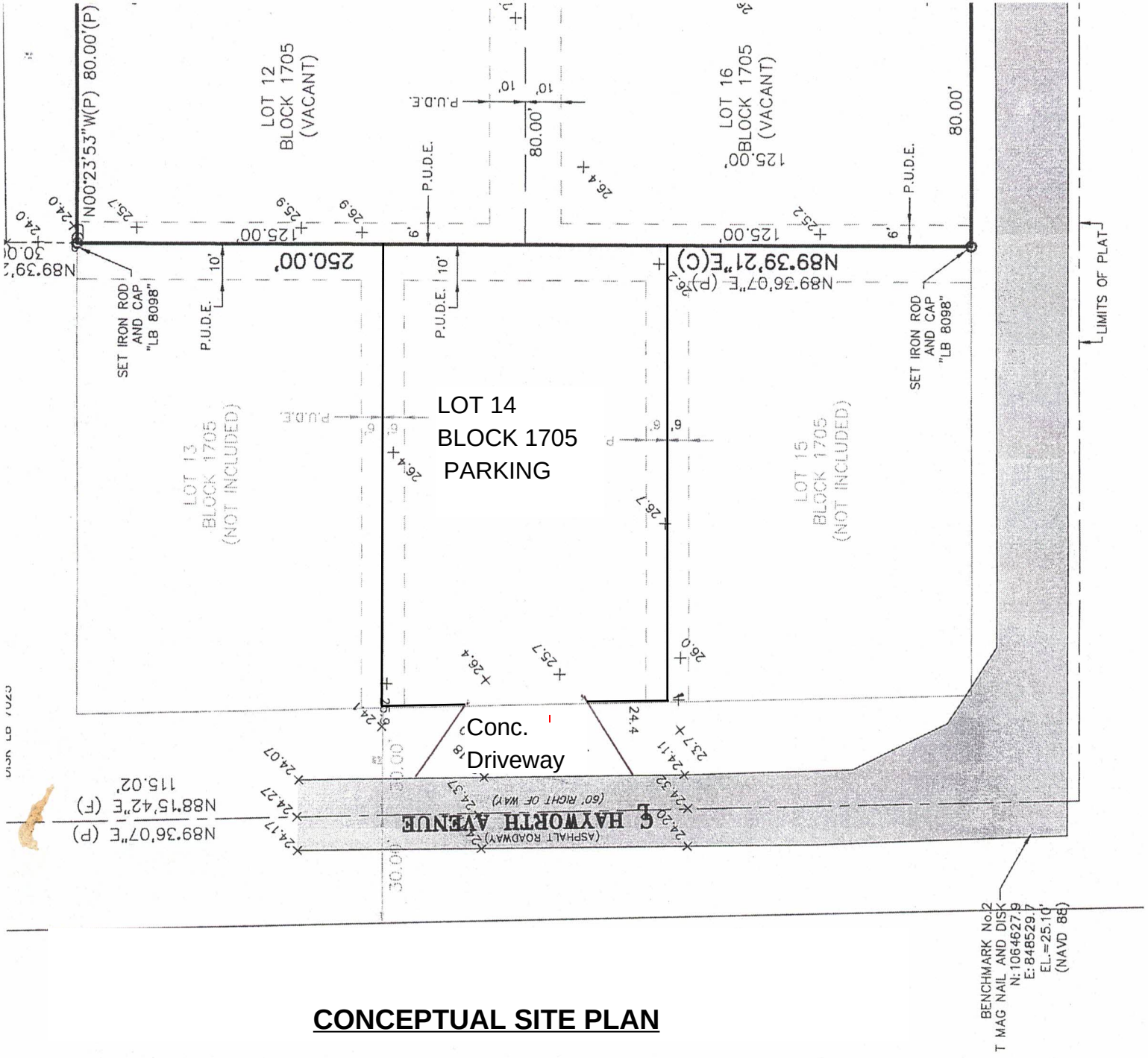
If the Board finds that the variance application is inconsistent with the criteria as listed in Section 158.295 (B) (1) through (7) of the City code and the City of Port St. Lucie Land Use Conversion Manual performance standards, then the Board may:

- Motion to recommend denial to the City Council

Should the Board need further clarification or information from either the applicant and/or staff, the Board may:

- Motion to table or continue the hearing or review to a future meeting.

(NOTE TO APPLICANTS: Any request for a variance that is denied by the Planning and Zoning Board may be appealed to the Board of Zoning Appeals. Appeal applications are made through the City Clerk's office and must be submitted within 15 days after the Planning and Zoning Board hearing).



CONCEPTUAL SITE PLAN

Y FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTH

Lisa A. Reves
Senior Attorney
Phone: 561.820.2878 Fax: 561.832.8987
lreves@beckerlawyers.com

Becker & Poliakoff
625 N. Flagler Drive
7th Floor
West Palm Beach, FL 33401

Becker

REVISED

February 7, 2024

Mr. Cody Sisk, Planner II
City of Port St. Lucie
PLANNING & ZONING DEPT.
121 S.W. Port St. Lucie Blvd
Building B – 2nd Floor
Port St. Lucie, Florida 34984-5099

Re: Conceptual Site Plan for 1915 SW Hayworth Ave

Dear Mr. Sisk,

This Firm serves as counsel for Ekonomy Self Storage ("Applicant") and we are seeking a variance to Appendix B, Land Use Conversion Manual of the City's Zoning Code. The variance request for 1915 SW Hayworth Avenue ("Lot 14") from the minimum area and frontage requirements to allow for rezoning of the property to Service Commercial (CS) Zoning District Project Number P23-176.

The Applicant does not intend to build any structures on Lot 14 at this time. Ekonomy is located to the north of Lot 14 and is a self-storage facility which rents U-Haul vehicles. The Applicant intends to use Lot 14 as an after-hours drop-off location for the vehicle rentals. For example, if a customer were to return a vehicle at 9 p.m., they would leave the vehicle in Lot 14. When Ekonomy opens at 8 a.m., the next morning, the vehicle would be moved from Lot 14 to 2732 SW Burkhardt Street.

VARIANCE CRITERIA

The Town Council must consider variance criteria the criteria listed under ***Section 158.295 (B) (1) through (7).***

(1) That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district.

Special conditions and circumstances exist which are peculiar to the land, which are not applicable to other lands in the same zoning district because there is no ability of the applicant to increase his right of way frontage. If you will note the graphic below, the Subject Site is bounded on both the east and the west by parcels owned by others.

Both neighbors have refused Applicants request to purchase their property at fair market value.

The parcel to the west is owned by Benabe with a just market value of $108,300.00.

Site Address: 2797 SW Casella ST

Sec/Town/Range: 14/37S/39E

Parcel ID: 3420-650-1000-000-3

Jurisdiction: Port Saint Lucie

Ownership

Carmen Julia Benabe

Plaza 19 Bi 13 Bosque del Lago-Entrada
Trujillo Alto, 00976
PUERTO RICO

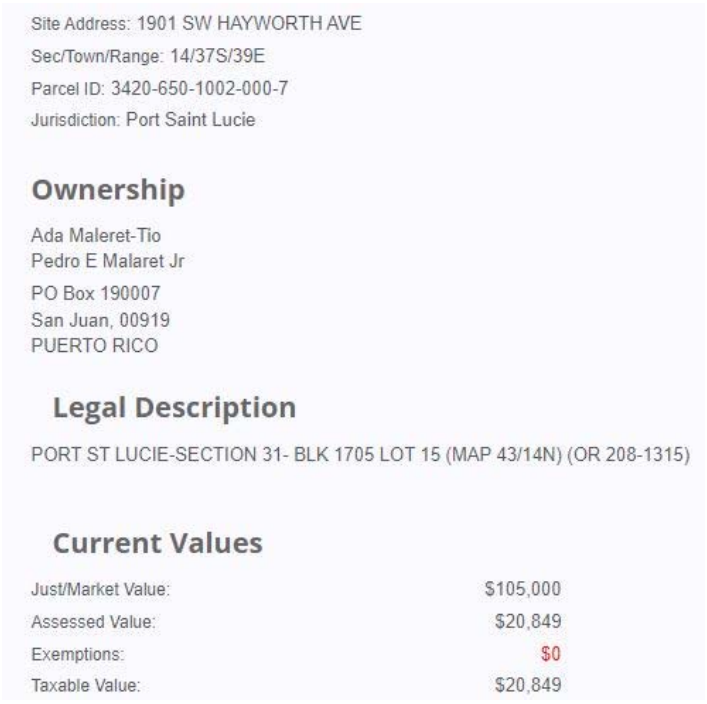
Legal Description

PORT ST LUCIE-SECTION 31- BLK 1705 LOT 13 (MAP 43/14N) (OR 258-945)

Current Values

Just/Market Value:	$108,300
Assessed Value:	$21,629
Exemptions:	$0
Taxable Value:	$21,629

The parcel to the east is owned by Maleret-Tio with fair market value of $105,000.



Site Address: 1901 SW HAYWORTH AVE
Sec/Town/Range: 14/37S/39E
Parcel ID: 3420-650-1002-000-7
Jurisdiction: Port Saint Lucie

Ownership

Ada Maleret-Tio
Pedro E Malaret Jr
PO Box 190007
San Juan, 00919
PUERTO RICO

Legal Description

PORT ST LUCIE-SECTION 31- BLK 1705 LOT 15 (MAP 43/14N) (OR 208-1315)

Current Values

Just/Market Value:	$105,000
Assessed Value:	$20,849
Exemptions:	$0
Taxable Value:	$20,849

The neighboring property owners are very familiar with the regulation in Conversion Area 24, and understand that the city will deny the applicant the right to use their property without combining with their land. Therefore, each has requested $1.3 million dollars for their parcel. If the city were to grant the variance it may be an impetus for the neighboring property owners to entertain a reasonable offer. As the realization that they can no longer prevent the use of Applicants property, may incentivize them to sell at fair market value. As previously stated, Ekonomy would like to purchase and combine all three (3) parcels.



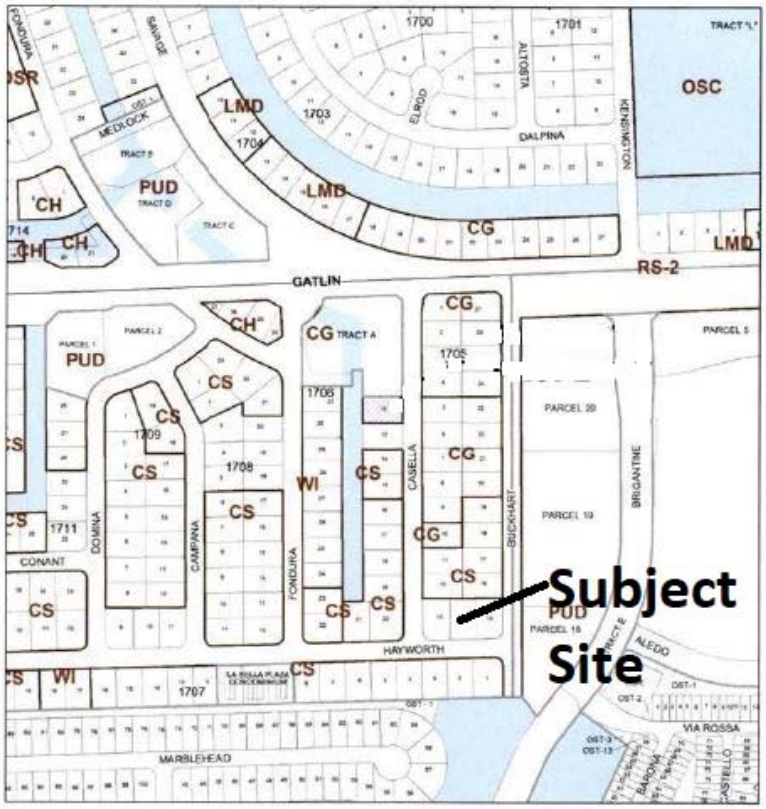
(2) That the special conditions and circumstances do not result from any action of the applicant.

Special conditions and circumstances do not result from any action of the applicant as the ownership of surrounding properties is not within his control.

(3) That granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings, or structures, in the same zoning district.

The request will not confer a special privilege that is denied by this chapter to other lands in the same zoning district. To the contrary, the property is currently zoned RS-2 and is surrounded by property with commercial zoning. The variance will allow the Property to be compatible with the surrounding properties.

As indicated in the zoning map below, the Property to the north is zoned Service Commercial Zoning District ("CS"), the properties to the south are CS, to the west the bulk of the properties are zoned CS and to the east is Planned Unit Development known as Gatlin Commons. The fact that this parcel is residential surrounded by commercial gives rise to the argument that it is impermissible spot zoning and to correct this the City Council must grant the requested variance.



(4) That literal interpretation of the provisions of the chapter would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the chapter and would work unnecessary and undue hardship on the applicant.

The literal interpretation of the code provision would deprive the applicant of his property rights in that, the regulations deny him the right to use his property in manner compatible with other properties within the immediate area. The deprivation of the right to use his property is working an unnecessary and undue hardship as he is prevented from using his property.

(5) That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.

The request for the variance is the minimum possible that will allow the applicant to use his property. Currently, the property is zoned residential and residential is the only permitted use. Since a residential use is incompatible with the surrounding commercial zoning the variance is the minimum request that will allow a reasonable use of the land.

(6) That the granting of the variance will be in harmony with the general intent and purpose of the chapter and that the variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

Granting the variance allows the property to be used in a manner that is compatible with the surrounding land uses, is in harmony with uses in the area and will not be detrimental to the public welfare.

(7) That there will be full compliance with any additional conditions and safeguards which the Planning and Zoning Board or Zoning Administrator may prescribe, including but not limited to reasonable time limits within which the action for which variance is required shall be begun or completed, or both.

The applicant will fully comply with **any** additional conditions and safeguards which the Planning and Zoning Board or Zoning Administrator may prescribe.

The applicant's request for a variance is the minimum request which would allow him to use his property in a manner which is compatible with the surrounding uses. Currently, the Property is singled out and being treated differently than surrounding parcels which is the definition of impermissible spot zoning. Additionally, the application meets the seven criteria delineated in the Code. Since the variance request would allow the property owner to use his property in a manner consistent with surrounding uses to deny his request would be an arbitrary, capricious and an unreasonable treatment of the property. Therefore, I respectfully request that you grant the requested variance.

PERFORMANCE STANDARDS

1) **Any application which would result in adjacent lots becoming non-conforming to the conversion standards may be required to submit a conceptual site plan as a part of the variance.**

   Please see Conceptual Site Plan below.

2) **The plan shall designate adequate buffers surrounding the site and remaining properties.**

   Noted

3) **Where appropriate, the plan shall be designed as one project and must provide for shared access and parking of any remaining, or adjacent lots or parcels which would not conform to the conversion standards as a result of the variance. It shall not result in isolation or landlocked lots without providing access.**

Our variance application, if granted, will not isolate or landlock the remaining parcels as they are both situated as a corner lot and have access onto two right of ways. The Benabe Parcel has access onto SW Casella Street to the west and SW Hayworth Avenue to the south. The Malaret-Tio Parcel has access to SW Hayworth Avenue to the east and to the south.

4) **The plan shall not allow for access onto residential streets or non-conversion area streets.**

The proposed access is not onto residential streets, it is on a conversion area street, SW Hayworth Avenue.

5) **The plan shall require the recording of Unity of Title for the project to prohibit further division and sale of separate lots which were a part of the overall approved site plan. Also, recording of access easements for future use of the remaining adjacent lots is required. Verification of this is required prior to the issuance of building permits for the project.**

   Noted.

Cordially,

Lisa A. Reves
For the Firm

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4258774 OR BOOK 3943 PAGE 2230, Recorded 12/16/2016 11:57:26 AM Doc Tax: $700.00

Prepared by and return to:

Conrad Damon, Esq.
Ward Damon, PL
4420 Beacon Circle
West Palm Beach, FL 33407
(561) 842-3000
Incident to the issuance of a title insurance commitment
Consideration: **$100,000.00**
File Number: **4693-37**
PCN: **3420-650-1001-000/0 and 3420-650-1005-000/8**

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made as of this 15th day of December, 2016, from **George J. Callas a/k/a George Callas, a married man,** with an address of 3720 NE 209th Ter, Aventura, FL 33180, *hereinafter called the Grantor,* to **Ekonomy Self Storage, Inc., a Florida corporation, of 2732 SW Buckhart Street, Port Saint Lucie, FL 34953**, *hereinafter called the Grantee:*

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: that said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, and Grantee's heirs and assigns forever, the following described land situate, lying and being in **SAINT LUCIE** County, Florida:

Lots 14 and 18, Block 1705, PORT ST. LUCIE SECTION THIRTY ONE, according to plat thereof as recorded in Plat Book 14, Page 22, of the Public Records of St Lucie County, Florida.

Said property is vacant land and not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any members of the household of Grantor reside thereon, and that Grantor's homestead is 3720 NE 209th Ter, Aventura, FL 33180.

Parcel Identification Number: 3420-650-1001-000/0 and 3420-650-1005-000/8

Subject to taxes for 2017 and subsequent years, governmental and zoning matters, covenants, conditions, restrictions, easements, reservations and limitations of record, if any, none of which are meant to be reimposed hereby.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the Grantor hereby covenants with said Grantee that the grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2016**.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness #1 Signature

Witness #1 Printed Name

Witness #2 Signature

Witness #2 Printed Name

George J. Callas a/k/a George Callas

STATE OF FLORIDA

COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me this 13th day of December, 2016, by George J. Callas a/k/a George Callas, who is personally known to me or has produced NA as identification.

NOTARY PUBLIC

Victoria Corte

Printed Notary Name

My Commission Expires:

Sept. 19, 2018

SEAL

VICTORIA CORTE
MY COMMISSION # FF 132088
EXPIRES: September 19, 2018
Bonded Thru Notary Public Underwriters

Ekonomy Self Storage Inc Variance

Ekonomy Self Storage Inc
Variance
Project No. P23-176

Planning and Zoning Board Meeting
Cody Sisk, Planner II
March 5, 2024

Request Summary

- Owner/Applicant: Ekonomy Self Storage Inc
- Location: 1915 SW Hayworth Ave
- Request: A variance of a reduction in lot frontage and lot size to allow 80 feet of frontage and 10,240 square feet in land size. The Land Use Conversion Manual requires a minimum of 160 feet of frontage and the Zoning Code requires 20,000 square feet for General Commercial (CG) Zoning Districts

Surrounding Areas

Direction	Existing Use	Future Land Use	Zoning
North	Self-Storage	CS and CG	CS and CG
South	Vacant	CS	CS
East	Vacant	CG	RS-2
West	Vacant	CG	RS-2



Variance Criteria

1. Please explain special conditions and circumstances that exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district;

2. Please explain if these conditions and circumstances result from actions by the applicant;

3. Please explain how granting the variance requested will not confer on the applicant special privilege that is denied by this chapter to other lands, buildings, or structures, in the same zoning district;

4. Please explain how a literal interpretation of the provisions of the chapter would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the chapter and would work unnecessary and undue hardship on the applicant;

5. Please illustrate and explain if the variance requested is the minimum variance that will make possible the reasonable use of the land, building, or structure;

6. Please indicate how granting variance will be in harmony with the general intent and purpose of the chapter and that granting the variance will not be injurious to the area involved or otherwise detrimental to the public welfare;

7. Please indicate that there will be full compliance with any additional conditions and safeguards which the Planning and Zoning Board or Zoning Administrator may prescribe, including but not limited to reasonable time limits within which the action for which variance is required shall be begun or completed, or both

Conversion Area - Performance Standards Variance Criteria

1) Any application which would result in adjacent lots becoming non-conforming to the conversion standards may be required to submit a
conceptual site plan as a part of the variance.

2) The plan shall designate adequate buffers surrounding the site and remaining properties.

3) Where appropriate, the plan shall be designed as one project and must provide for shared access and parking of any remaining, or adjacent lots or parcels which would not conform to the conversion standards as a result of the variance. It shall not result in isolation or landlocked lots without providing access.

4) The plan shall not allow for access onto residential streets or non-conversion area streets.

5) The plan shall require the recording of Unity of Title for the project to prohibit further division and sale of separate lots which were a part of the overall approved site plan. Also, recording of access easements for future use of the remaining adjacent lots is required. Verification of this is required prior to the issuance of building permits for the project.

Planning and Zoning Board Action Options:

- Make a motion to recommend approval to the City Council with a condition that cross access to lots 13 and 15 from lot 14 shall be required.

- Make a motion to recommend approval to the City Council.

- Make a motion to recommend denial

- Make a motion to table

JAMES FREESE

710 Pennsylvania Avenue, Bronson, Florida 32621-6717
Phone (352) 486-1515 Mobile (772) 600-7772
Email gatorattorney1@gmail.com or gatorattorney@hotmail.com

23 January 2024

Mr. Cody Sisk, Planner II
City of Port St. Lucie
PLANNING & ZONING DEPT.
121 S.W. Port St. Lucie Blvd Building B – 2nd Floor
Port St. Lucie, Florida 34984-5099

Re: Project P23-176 Variance for 1915 SW Hayworth Ave
Owned by Ekonomy Self Storage represented by Lisa Reves, Esquire

Letter from Neighbor and Former Attorney in Support of Variance

Dear Mr. Sisk,

I am a retired attorney. I was admitted to the Florida Bar in 1983 and practiced law for over 30 years in Stuart before electing to be a "retired" Florida attorney. I am no longer eligible to practice law in Florida.

I also own real property at 2732 SW Casella Street, Port St. Lucie, in the same neighborhood as the above project. I was granted a variance for my property and feel that the same treatment should be granted to Ekonomy Self Storage for the following reasons:

The neighborhood consists entirely of commercial structures. There are no residential homes in this area. Bethany Grubbs, Planner II, stated that the neighborhood is incompatible with residential uses. The future land use has been commercial services for many years. I believe the future has arrived and to insist that any lot in this neighborhood is zoned "residential" ignores reality.

The neighborhood is within a "conversion area" which seems to acknowledge that residential lots within certain neighborhoods should be automatically converted to commercial zoning. The requirements of minimum size or road frontage before a lot is converted does not have a reasonable relationship to any permissible governmental objective. Zoning cannot be based on the size of lots or their road frontage or value. All lots

within a designated zone are entitled to equal treatment. Otherwise the zoning amounts to favorable treatment to the owners of lots that meet certain arbitrary criteria.

The police powers do not authorize the city to deny commercial status based on lot size or frontage without a showing that the public interest is being served. I do not see any public benefit to insist that a single lot must remain residential when surrounded by commercial structures but a double lot automatically qualifies for commercial zoning.

For these reasons, I strongly support the granting of the variance requested by Ekonomy Self Storage. Thank you for your consideration.

Very truly yours,

/s/ James Freese

James Freese

MEMORANDUM

TO: Planning and Zoning Board Members

FROM Cody Sisk, Planner II

SUBJECT: Variance – Ekonomy Self Storage
Request to Table Application (P23-176)

DATE: January 30, 2024

- The applicant is requesting to table this application to the March 5, 2024, Planning and Zoning Board meeting.

- The Planning and Zoning Department advertised this application for the January 25, 2024, Planning & Zoning Board hearing.

- This application will be heard at the March 5, 2024, board hearing.

Thank you

Agenda Summary

2024-212

Agenda Date: 3/5/2024 **Agenda Item No.:** 8.e

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P23-181 Southern Grove 11 - Master Planned Unit Development (MPUD) - Rezoning

Location: The property is located at the northwest corner of the intersection of SW Village Parkway and SW Marshall Parkway.

Legal Description: The legal description is Parcel 25 D, Southern Grove Plat No. 13.

A request to rezone approximately 15.6 acres of property from the zoning designation of St. Lucie County AG-5 - Agricultural, one dwelling unit per five acres, to the zoning designation of City of Port St. Lucie Master Planned Unit Development (MPUD).

Submitted By: Bridget Kean, Deputy Director Planning and Zoning

Executive Summary: This is an application to rezone approximately 15.6 acres of property located on the northwest corner of the intersection of SW Village Parkway and SW Marshall Parkway from the zoning designation of St. Lucie County Agricultural 5 (one dwelling unit per five acres) to the zoning designation of City of Port St. Lucie Master Planned Unit Development (MPUD).

Property notification letters were sent out for the project advertising the public hearing before the Planning and Zoning Board. There are still some outstanding comments that need to be addressed. See attached memo to table.

The Planning and Zoning Department is requesting the public hearing before the Planning and Zoning Board be tabled to the April 2, 2024 Planning and Zoning Board meeting.

Presentation Information: N/A

Staff Recommendation: Move that the Board table the item to the April 2, 2024 Planning and Zoning Board meeting.

Background: N/A

Issues/Analysis: N/A

Special Consideration: N/A

Location of Project: The property is generally located in the northwest quadrant of the intersection of SW Village Parkway and SW Marshall Parkway.

Attachments:

1. Memo to Table

MEMORANDUM

TO: Planning and Zoning Board

FROM Bridget Kean, AICP, Deputy Director

DATE: February 22, 2024

Re: P23-181 Southern Grove 11 MPUD Rezoning
Request to Table

The Planning and Zoning Department is requesting the project listed above be tabled to the April 2, 2024 Planning and Zoning Board meeting. The applicant is still working with the Public Works Department to finalize the driveway locations for the MPUD.

Agenda Summary

2024-154

Agenda Date: 3/5/2024 **Agenda Item No.:** 8.f

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P23-193 Mayas Retail Plaza (Mayas Property Management LLC) - Limited Mixed Use LMD Zoning District - Rezoning

Location: 4189 SW Port St. Lucie Boulevard

Legal Description: Port St. Lucie Section 21, Block 2108, Lots 1,2,27 and 28

This is a request to rezone a vacant, 0.97-acre property from the Professional (P) zoning district to the Limited Mixed Use (LMD) zoning district.

Submitted By: Cody Sisk, Planner II, Planning and Zoning Department

Executive Summary: This is an application to rezone a vacant, 0.97-acre property from the Professional (P) zoning district to the Limited Mixed Use (LMD) zoning district.

Presentation Information: Staff will provide a presentation.

Staff Recommendation: Move that the Board review the rezoning application and vote to recommend approval, recommend approval with conditions, or recommend denial of the request.

Background: See attached staff report.

Issues/Analysis: See attached staff report.

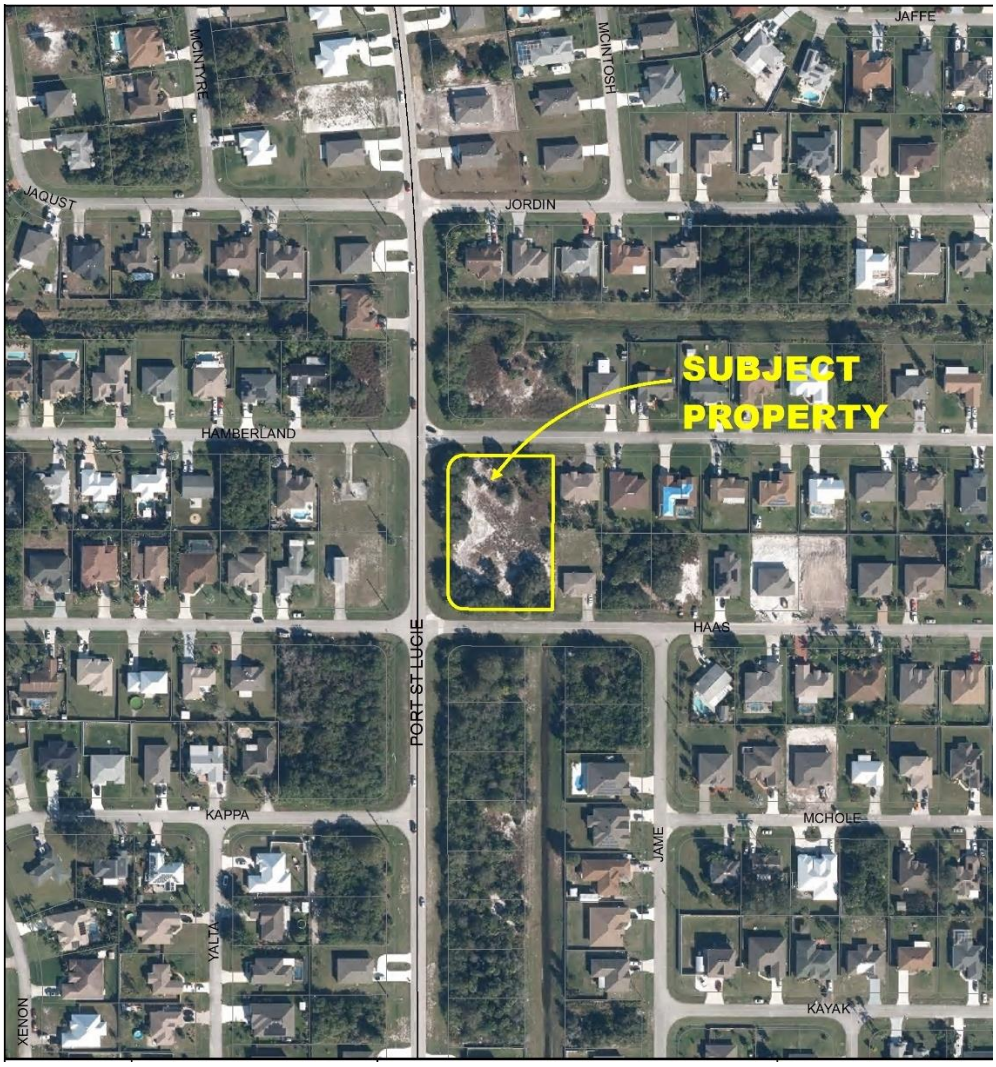
Special Consideration: N/A

Location of Project: 4189 SW Port St. Lucie Boulevard

Attachments:

1. Staff Report
2. Concept Plan
3. Building Elevations
4. Landscape Plan
5. Agent Authorization Letter
6. Staff Presentation

Mayas Retail Plaza
Rezoning
P23-193



Project Location Map

SUMMARY

Applicant's Request:	A request to rezone 0.97 acres of property from Professional (P) to Limited Mixed Use (LMD) zoning district
Applicant:	Joseph Capra, CAPTEC Engineering, Inc.
Property Owner:	Mayas Property Management, LLC

Location:	The subject property is located on the east side of SW Port St. Lucie Boulevard and north of SW Haas Avenue
Address:	4189 SW Port St. Lucie Boulevard
Project Planner:	Cody Sisk, Planner II

Project Description

This is an application to rezone a vacant, 0.97-acre property from the Professional (P) zoning district to the Limited Mixed Use (LMD) zoning district. The subject property is located on the on the east side of SW Port St. Lucie Boulevard and north of SW Haas Avenue.

The conceptual plan (see attached) indicates a total of 8,160 square feet in retail/office and restaurant uses. Per Section 158.155(C)(3) of the City's Zoning Code, retail or personal Service uses cannot exceed 50% of the buildings gross floor area and no one use shall exceed 5,000 square feet. Per Section 158.155(C)(4) – restaurants 5,000 square feet or less (not including drive-through facilities) are permitted. The concept plan indicates that the retail/office has a total of 3,533 square feet and restaurant use has a total of 4,627 square feet and therefore meets the requirements.

Public Notice Requirements

Per Section 151.06 of the City's Zoning Code, a mailed notification of public hearing has been provided to property owners within 750 feet of the parcel and a copy of the notice has been kept available for public inspection during regular business hours.

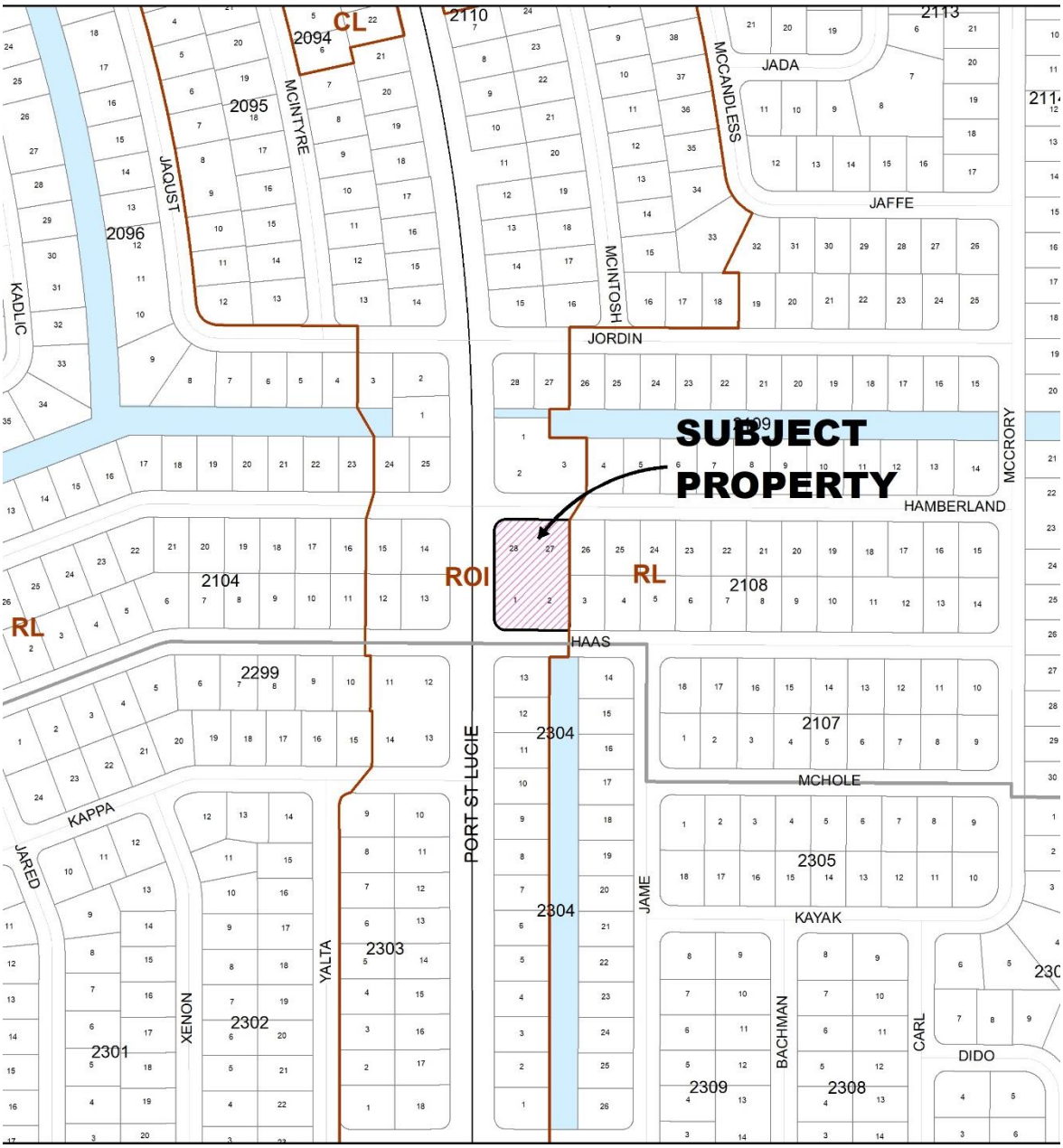
Location and Site Information

Parcel Number:	3420-600-1300-000-1
Property Size:	0.97-acres
Legal Description:	Port St Lucie Section 21, Block 2108, Lots 1,2,27 and 28
Existing Future Land Use:	Residential, Office, and Institutional (ROI)
Existing Zoning:	Professional (P)
Existing Use:	Vacant
Requested Zoning:	Limited Mixed Use (LMD)
Proposed Use:	Commercial Uses

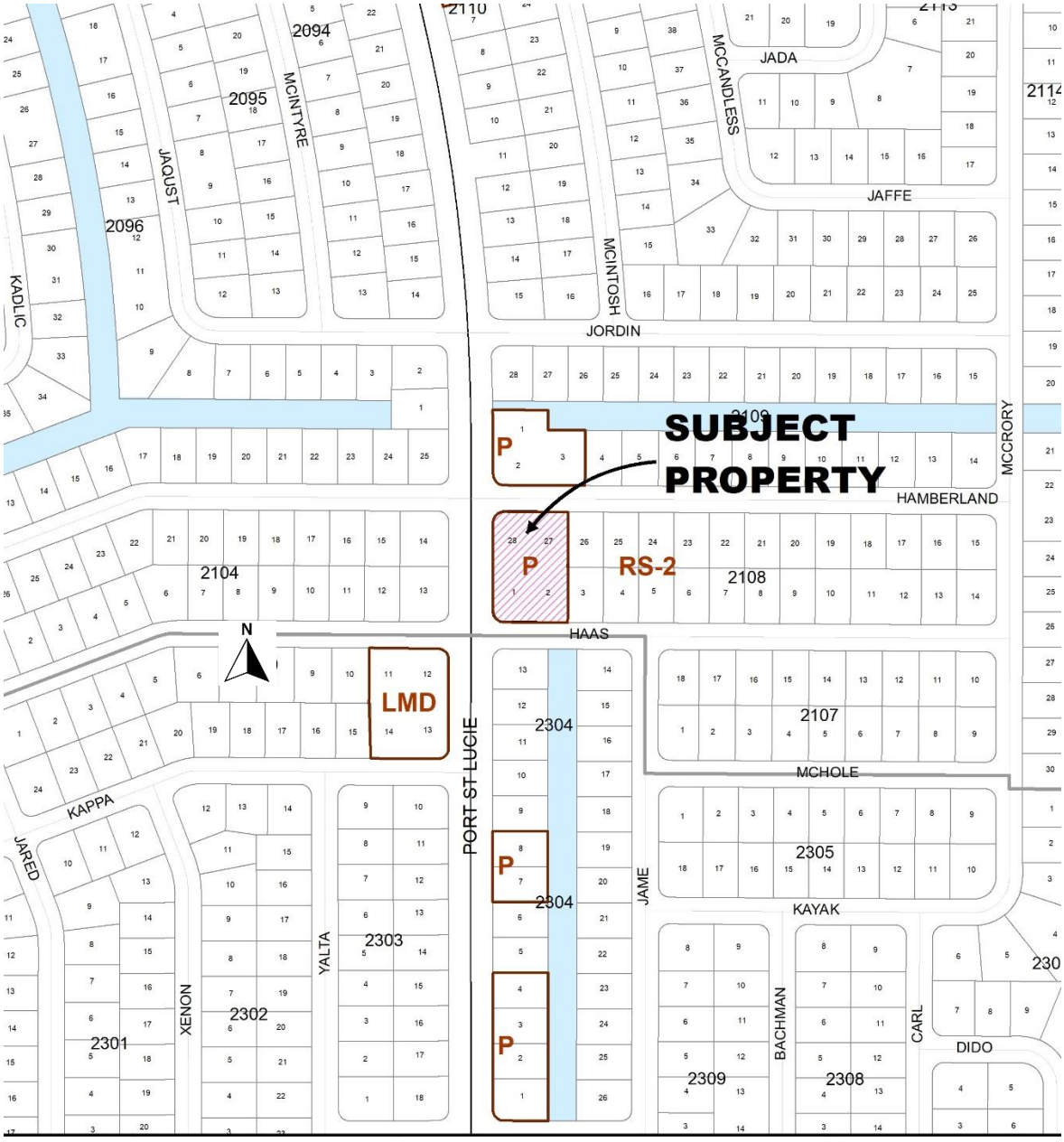
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	ROI	P	Vacant
South	ROI	RS-2	Vacant Single-Family Lots
East	RL	RS-2	Single-Family residences
West	ROI	RS-2	Single-Family residences

ROI – Residential, Office and Institutional, RL - Low Density Residential, RS-2 – Single Family Residential, P - Professional


SUBJECT PROPERTY
CL
RL
ROI
RL
2094
2095
2096
2104
2108
2109
2110
2113
2107
2299
2304
2304
2305
2303
2302
2301
2309
2308
JADA
JAFFE
JORDIN
HAMBERLAND
HAAS
MCHOLE
KAYAK
DIDO
MCCANDLESS
MCINTOSH
MCCRORY
JAQUST
MCINTYRE
KADLIC
KAPPA
JARED
XENON
YALTA
PORT ST LUCIE
JAME
BACHMAN
CARL

Land Use Map


SUBJECT PROPERTY
P
RS-2
LMD
N
JADA
JAFFE
JORDIN
HAMBERLAND
HAAS
MCHOLE
KAYAK
DIDO
KAPPA
JAQUST
MCINTYRE
MCINTOSH
MCCANDLESS
MCCRORY
KADLIC
PORT ST LUCIE
JARED
XENON
YALTA
JAME
BACHMAN
CARL
2094
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2308

Zoning Map

IMPACTS AND FINDINGS

COMPREHENSIVE PLAN REVIEW

Land Use Consistency: The proposed rezoning is consistent with Policy 1.1.4.13 of the Future Land Use Element. Policy 1.1.4.13 establishes the compatible future land use and zoning categories. The LMD (Limited Mixed Use) zoning district is listed as a compatible with the Future Land Use under ROI as shown in the following table:

FUTURE LAND USE CLASSIFICATION	COMPATIBLE ZONING DISTRICT(S)
ROI (Residential, Office & Institutional)	P, **LMD**, RM-5 or Residential PUD (Planned Unit Development) between 5-11 units per acre

ZONING REVIEW

Applicant's Justification Statement: The requested rezoning of the subject property will allow all potential uses associated with commercial uses.

Staff Analysis: The rezoning complies with the direction and intent of the City of Port St. Lucie Comprehensive Plan. The LMD (Limited Mixed Use) Zoning District is compatible with the ROI (Residential, Office & Institutional) future land use classification per Policy 1.1.4.13 of the Future Land Use Element of the Comprehensive Plan. The proposed concept plan meets the requirements Sections 158.155(C)(3) and 158.155(C)(4) of the LMD zoning district of the City's Code.

Compliance with Conversion Area Requirements

Planning Area location per Conversion Manual	Conversion Area #11	
Is all property within planning area?	Yes	
Type of Conversion Area	ROI	
Proposed rezoning	Limited Mixed Use (LMD)	
Will rezoning result in isolation of lots?	No	
Has Unity of Title been submitted?	Yes	
	Required	Proposed
Minimum Frontage	160 ft.	160 ft.
Minimum Depth	Entire Conversion Area Perpendicular to the Street.	Entire Conversion Area Perpendicular to the Street.
Landscape Buffer Wall	A 6' high architectural buffer wall is required along the eastern property line adjacent to the residential area.	

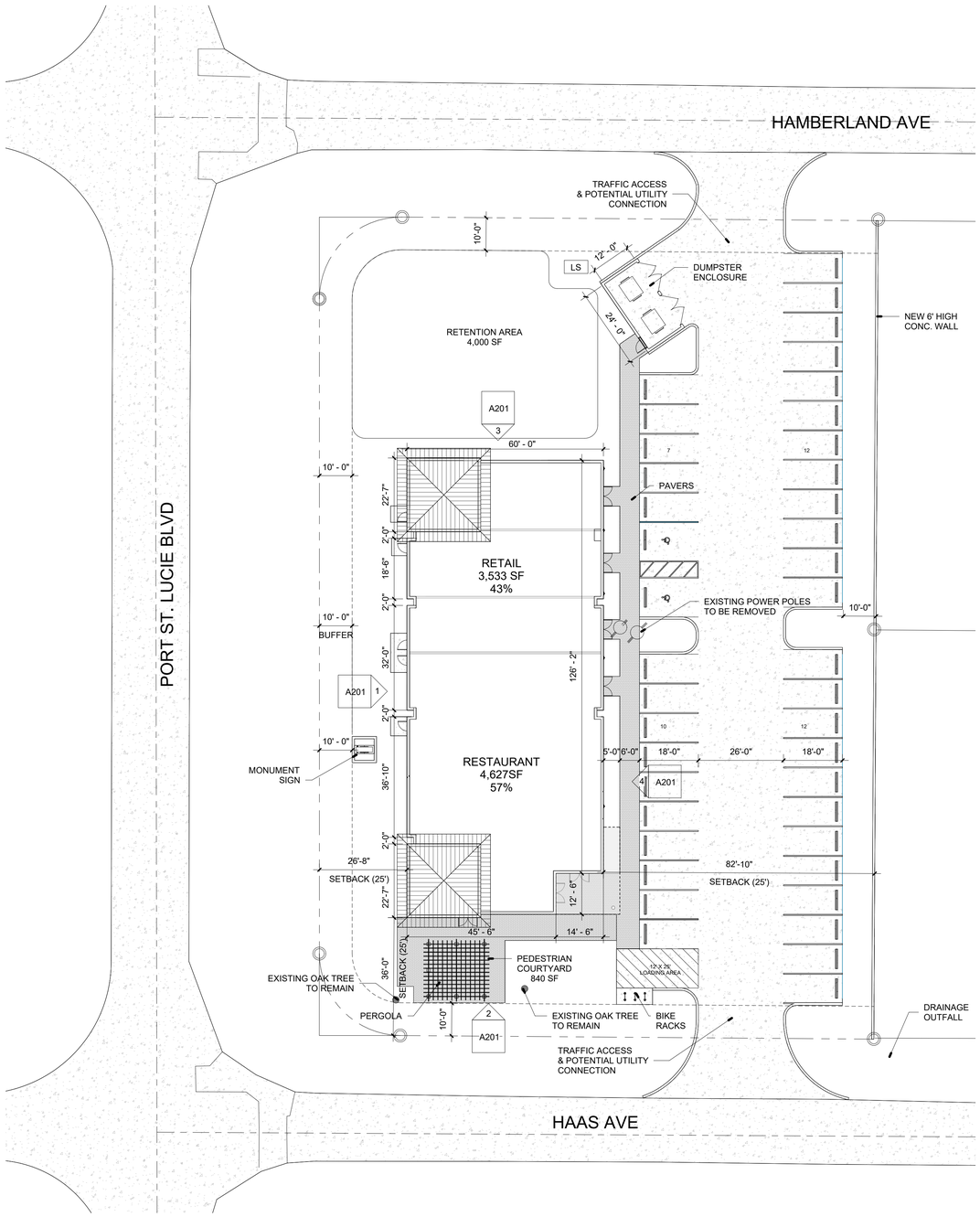
STAFF RECOMMENDATION

The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the future land use map and policies of the City's Comprehensive Plan and recommends approval.

Planning and Zoning Board Action Options:

- Motion to recommend approval to the City Council
- Motion to recommend approval to the City Council with conditions
- Motion to recommend denial to the City Council

Please note: Should the Board need further clarification or information from either the applicant and/or staff, it may exercise the right to *table* or *continue* the hearing or review to a future meeting.



PRELIMINARY SITE PLAN
SCALE: 1" = 20'-0"

SITE DATA

LEGAL DESCRIPTION:
PORT ST LUCIE-SECTION 21-BLK 2108 LOTS 1,2,27 AND 28(MAP 44/30S)

PARCEL # 3420-600-1300-000-1
TOTAL ACRES: 0.969
TOTAL SF: 42,209

CURRENT ZONING: PROFESSIONAL
PROPOSED ZONING: (LMD) LIMITED MIXED USE
FUTURE LAND USE: (ROI) RESIDENTIAL, OFFICE INSTITUTIONAL

BUILDING SETBACKS:

	REQUIRED	PROVIDED
FRONT:	25'	26'-8"
SIDE NORTH:	25'	73'-7"
SIDE SOUTH:	25'	36'
REAR:	25'	82'-10"

TOTAL PERVIOUS **16,568 SF**
OPEN SPACE

TOTAL IMPERVIOUS **25,641 SF**
BUILDING
OUTDOOR SEATING
SIDEWALK/DRIVEWAY

BUILDING DATA

MUNICODE SEC. 158.155 (C)(4) LIMITED MISED USE ZONING
RETAIL OR PERSONAL SERVICE USE SHALL NOT EXCEED 50%

NUMBER OF STORIES: 1 STORY
BUILDING HEIGHT
REQUIRED: 35' MAX
PROVIDED: 25'-3"

TOTAL SQUARE FOOTAGE:

RESTAURANT:	4,627 SF	57%
RETAIL:	3,533 SF	43%
TOTAL:	**8160 SF**	

PARKING REQUIRED

BLDG USE	AREA	1 SPACE FOR EACH:	REQUIRED PARKING SPACES
RESTAURANT	4627 SF	200 SF	23
RETAIL/OFFICE 1	1012 SF	200 SF	5
RETAIL/OFFICE 2	1226 SF	200 SF	6
RETAIL/OFFICE 3	1295 SF	200 SF	6
Grand total	8160 SF		41

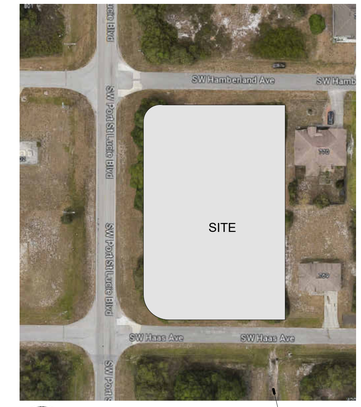
PARKING PROVIDED

TYPE	DESCRIPTION	PARKING PROVIDED
9' -6" x 18' 90 DEG PARKING SPACE	9' - 6" x 18' 90 DEG PARKING SPACE	39
12' x 18' 90 DEG ADA PARKING SPACE	12' x 18' 90 DEG ADA PARKING SPACE	2
Grand total		41

PROPOSED ARCHITECTURAL ELEMENTS

CITY OF PSL STANDARDS SEC. 10.0. ARCHITECTURAL ELEMENTS
ROI USE: 5 ARCHITECTURAL ELEMENTS REQUIRED

1	METAL ROOF	
2	STUCCO WITH HORIZONTAL GROOVE LINE PATTERN BETWEEN 4" AND 12" OR STACKED STONE.	MUST COVER AT LEAST 5% OF THE FRONT BUILDING FACE AREA
3	GREEN WALL	
4	BRACKETS UNDER ROOF EAVES	
5	USABLE SPACE - PEDESTRIAN COURTYARD REQUIRED: AT LEAST .5% (.005) OF SITE AREA	PROVIDED: 840 SF
6	CANOPY / AWNING	



LOCATION MAP
SCALE: N/A

Raul Ocampo Jr.

ARCHITECTS DESIGN COLLABORATIVE, LLC
ARCHITECTURE | URBAN DESIGN
PLANNING | INTERIORS
10489 SOUTHWEST MEETING ST
TRADITION,
PORT ST. LUCIE, FL 34987
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STATE OF FLORIDA
Raul Ocampo. JR
AR 6897
10/23/23
REGISTERED ARCHITECT
SEAL

Digitally signed by Raul Ocampo Jr.
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Date: 2023.11.27 16:50:53 -05'00'
DIGITAL SIGNATURE

REVISIONS:

No.	Description	Date

CONTRACT DOCUMENTS FOR:
MAYAS RETAIL/PLAZA
Port St. Lucie
ADDRESS:
Port St Lucie, Florida

DWG IDENTIFICATION
SITE PLAN

PROJECT PHASE	DATE:	CHECKED / DRAWN BY:
RE-ZONING	11/27/23	RO/NC

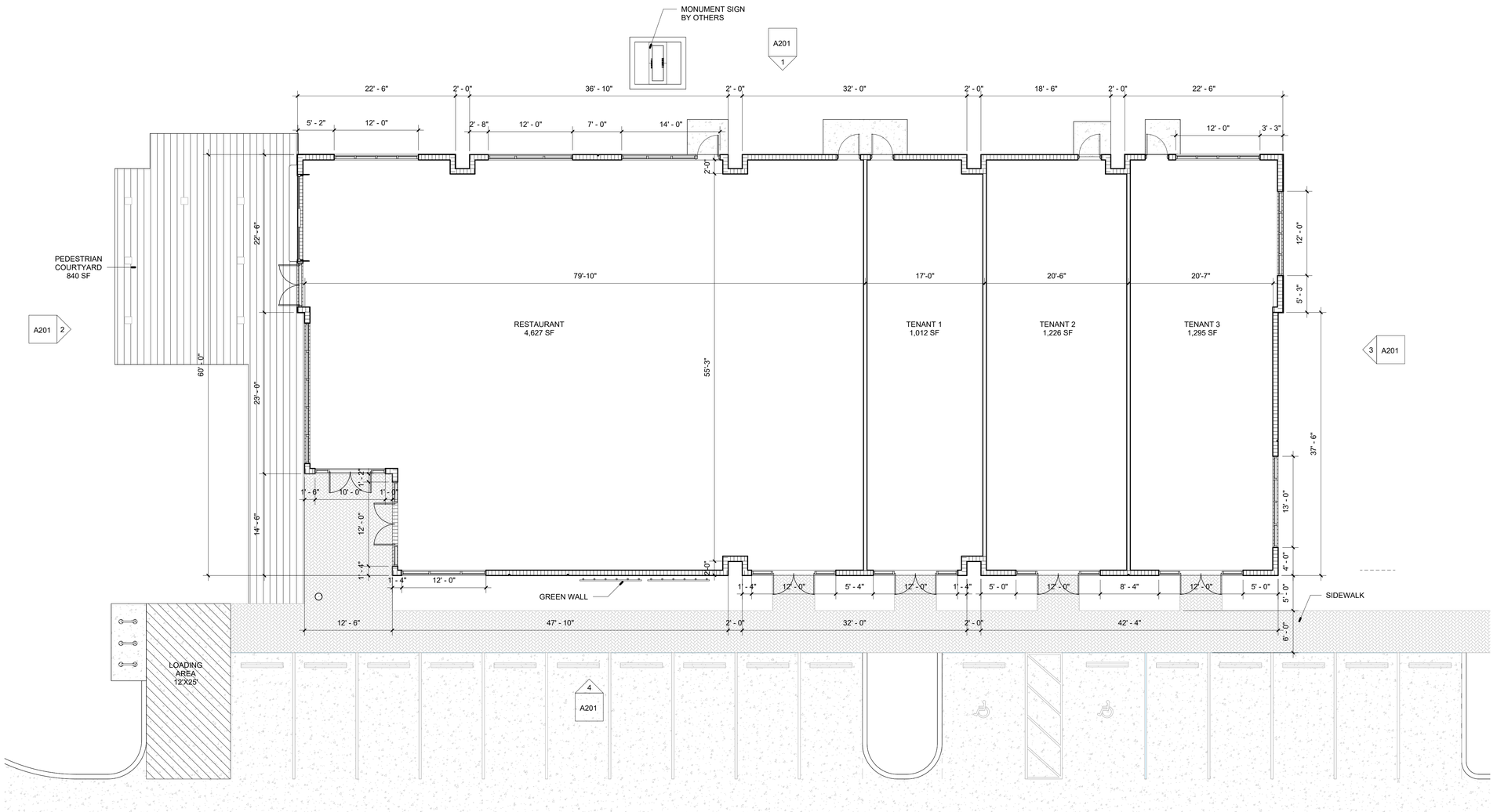
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JOB FILE NUMBER:
22-141

A101

PORT ST. LUCIE PROJECT # P23-193

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ARCHITECTURAL FLOOR PLAN
SCALE: 1/8" = 1'-0"

PORT ST. LUCIE PROJECT # P23-193

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PLANNING | INTERIORS

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STATE OF FLORIDA
Raul Ocampo. JR
AR 6897
10/23/23
REGISTERED ARCHITECT
SEAL

Digitally signed by Raul Ocampo Jr.
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Date: 2023.11.27 16:54:06 -05'00'

DIGITAL SIGNATURE

Raul Ocampo Jr.

REVISIONS:

No.	Description	Date

CONTRACT DOCUMENTS FOR:
MAYAS RETAIL/PLAZA
Port St. Lucie
ADDRESS:
Port St Lucie, Florida

DWG IDENTIFICATION

ARCHITECTURAL FLOOR PLAN

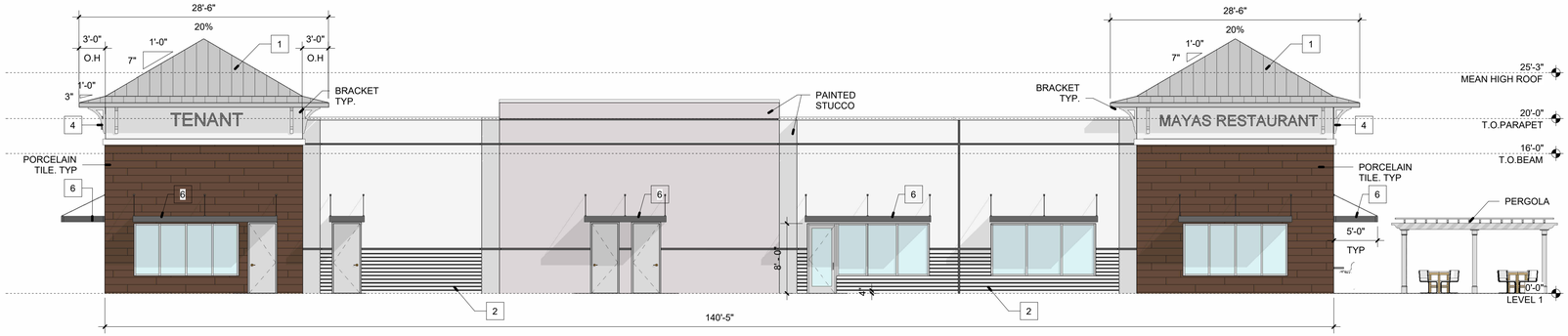
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RE-ZONING	11/27/23	RO/NC

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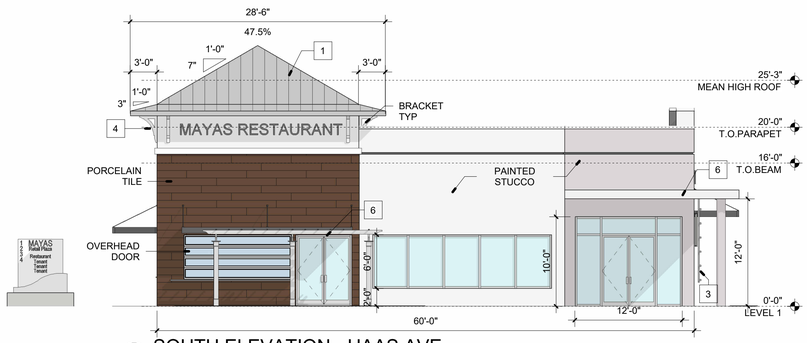
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22-141

A105

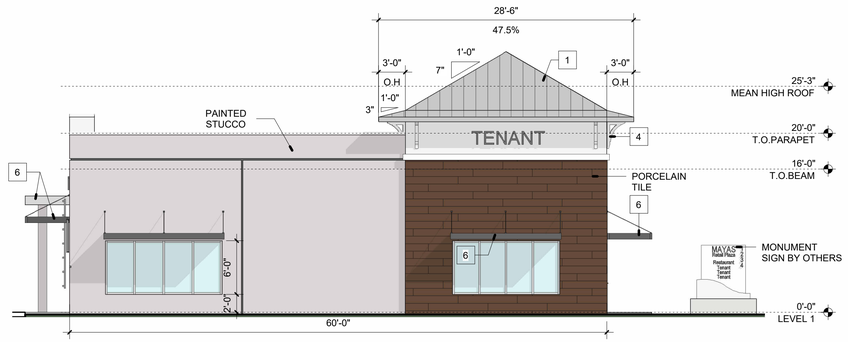
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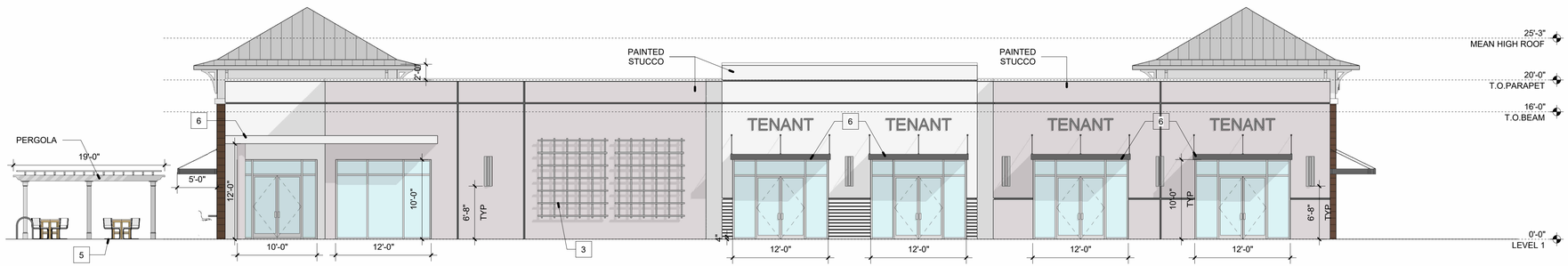
1 WEST ELEVATION-PORT ST. LUCIE BLVD
SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION - HAAS AVE
SCALE: 1/8" = 1'-0"



3 NORTH ELEVATION - HAMBERLAND AVE
SCALE: 1/8" = 1'-0"



4 EAST ELEVATION
SCALE: 1/8" = 1'-0"

TRANSPARENCY CALCULATION		
PSL MUNICODE 5.2.2. FUTURE LAND USE: ROI, O, I		
	REQUIRED	PROVIDED
WEST PORT ST. LUCIE BLVD 842 SF	30%	33% = 279 SF
NORTH HAMBERLAND AVE 360 SF	20%	42% = 150 SF
SOUTH HAAS AVE 360 SF	20%	83% = 300 SF
EAST PARKING AREA 897 SF	20%	43% = 156 SF

PITCHED ROOF CALCULATION		
CITY OF PSL STANDARDS SEC. 5.4 FLAT ROOF PEAKED OR PITCHED SLOPED ROOF ELEMENTS SHALL EXTEND AT LEAST 25% OF THE LENGTH OF THE FRONT AND TWO SIDES OF THE BUILDING.		
	REQUIRED	PROVIDED
WEST PORT ST. LUCIE BLVD 149'-6"	25%	40%
NORTH HAMBERLAND AVE	25%	47.5%
SOUTH HAAS AVE	25%	47.5%
EAST PARKING AREA		

PROPOSED ARCHITECTURAL ELEMENTS		
CITY OF PSL STANDARDS SEC. 10.0. ARCHITECTURAL ELEMENTS ROI USE: 5 ARCHITECTURAL ELEMENTS REQUIRED		
1	METAL ROOF	
2	STUCCO WITH HORIZONTAL GROOVE LINE PATTERN BETWEEN 4" AND 12" OR STACKED STONE.	MUST COVER AT LEAST 5% OF THE FRONT BUILDING FACE AREA
3	GREEN WALL	
4	BRACKETS UNDER ROOF EAVES	
5	USABLE SPACE - PEDESTRIAN COURTYARD REQUIRED: AT LEAST .5% (.005) OF SITE AREA	PROVIDED: 840 SF
6	CANOPY / AWNING	

ARCHITECTS DESIGN COLLABORATIVE, LLC
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PLANNING | INTERIORS
10489 SOUTHWEST MEETING ST
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PORT ST. LUCIE, FL 34987
TEL. (772) 266 9304
www. ADC-ARCHITECTS.NET
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STATE OF FLORIDA
Raul Ocampo. JR
AR 6897
10/23/23
REGISTERED ARCHITECT
SEAL

Digitally signed by Raul Ocampo Jr.
DN: c=US, o=Florida, dnQualifier=A01410D0000018A18EBC6850003177F, cn=Raul Ocampo Jr.
Date: 2023.11.27 16:54:06 -05'00'
DIGITAL SIGNATURE

Raul Ocampo Jr.

REVISIONS:		
No.	Description	Date

CONTRACT DOCUMENTS FOR:
MAYAS RETAIL/PLAZA
Port St. Lucie
ADDRESS:
Port St Lucie, Florida

DWG IDENTIFICATION
ELEVATIONS

PROJECT PHASE:	DATE:	CHECKED / DRAWN BY:
RE-ZONING	11/27/23	RO/NC

THIS DRAWING HAS BEEN ISSUED ON THE DATE SHOWN & FOR THE PURPOSE NOTED

JOB FILE NUMBER:
22-141

A201

PORT ST. LUCIE PROJECT # P23-193

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SOUTH WEST - PSL BLVD
SCALE:



NORTH WEST - PSL BLVD
SCALE:

PORT ST. LUCIE PROJECT # P23-193

11/27/2023 4:07:02 PM
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STATE OF FLORIDA
Raul Ocampo. JR
AR 6897
10/23/23
REGISTERED ARCHITECT
SEAL

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Date: 2023.11.27 16:54:06 -05'00'
DIGITAL SIGNATURE

Raul Ocampo Jr.

REVISIONS:

No.	Description	Date

520

CONTRACT DOCUMENTS FOR:
MAYAS RETAIL/PLAZA
Port St. Lucie
ADDRESS:
Port St Lucie, Florida

DWG IDENTIFICATION
3D VIEWS

PROJECT PHASE:	DATE:	CHECKED / DRAWN BY:
RE-ZONING	11/27/23	RO/NC

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JOB FILE NUMBER:
22-141

A1000



SOUTH EAST - RESTAURANT
SCALE:



NORTH EAST- PARKING
SCALE:

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STATE OF FLORIDA
Raul Ocampo. JR
AR 6897
10/23/23
REGISTERED ARCHITECT
SEAL

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DN: c=US, o=Florida, dnQualifier=A01410D0000018A1EBC6850003177F, cn=Raul Ocampo Jr.
Date: 2023.11.27 16:54:06 -05'00'
DIGITAL SIGNATURE

Raul Ocampo Jr.

REVISIONS:

No.	Description	Date

521

CONTRACT DOCUMENTS FOR:
MAYAS RETAIL/PLAZA
Port St. Lucie
ADDRESS:
Port St Lucie, Florida

DWG IDENTIFICATION
3D VIEWS

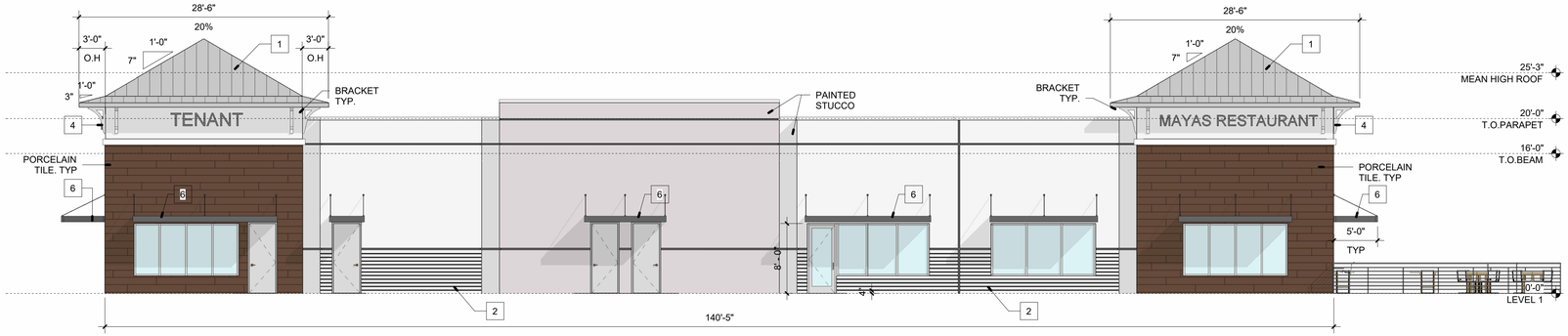
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RE-ZONING	11/27/23	RO/NC

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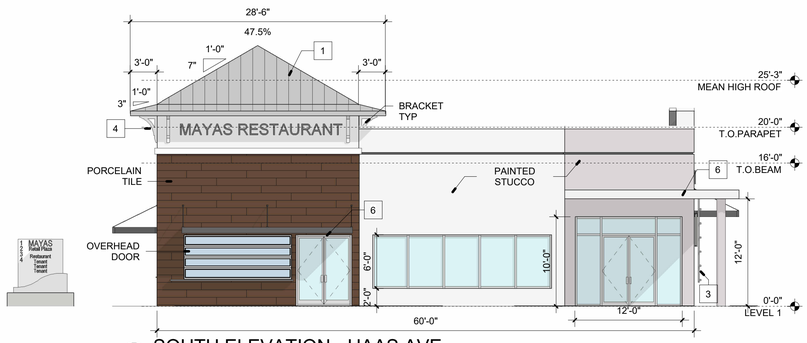
JOB FILE NUMBER:
22-141
A1001

PORT ST. LUCIE PROJECT # P23-193

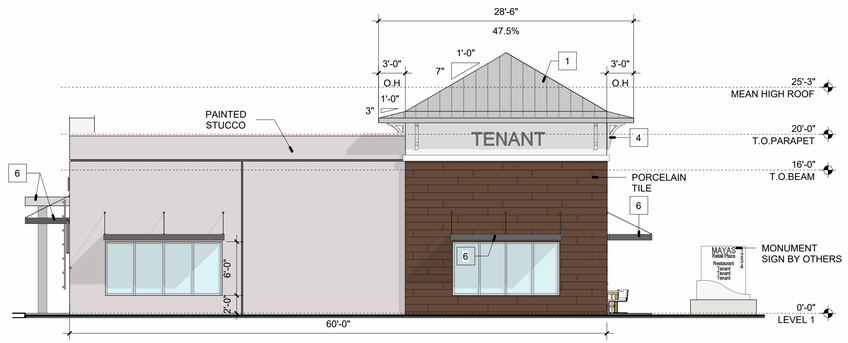
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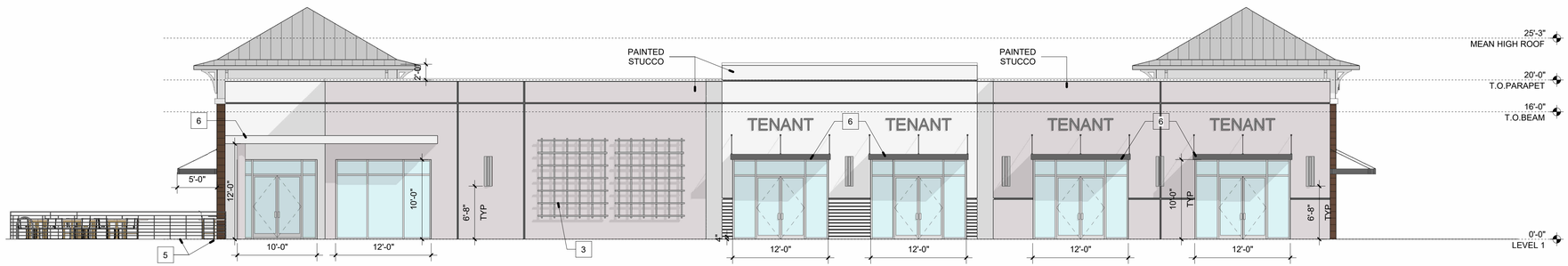
1 WEST ELEVATION-PORT ST. LUCIE BLVD
SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION - HAAS AVE
SCALE: 1/8" = 1'-0"



3 NORTH ELEVATION - HAMBERLAND AVE
SCALE: 1/8" = 1'-0"



4 EAST ELEVATION
SCALE: 1/8" = 1'-0"

TRANSPARENCY CALCULATION

PSL MUNICODE 5.2.2. FUTURE LAND USE: ROI, O, I

	REQUIRED	PROVIDED
WEST PORT ST. LUCIE BLVD 842 SF	30%	33% = 279 SF
NORTH HAMBERLAND AVE 360 SF	20%	42% = 150 SF
SOUTH HAAS AVE 360 SF	20%	83% = 300 SF
EAST PARKING AREA 897 SF	20%	43% = 156 SF

PITCHED ROOF CALCULATION

CITY OF PSL STANDARDS SEC. 5.4 FLAT ROOF PEAKED OR PITCHED SLOPED ROOF ELEMENTS SHALL EXTEND AT LEAST 25% OF THE LENGTH OF THE FRONT AND TWO SIDES OF THE BUILDING.

	REQUIRED	PROVIDED
WEST PORT ST. LUCIE BLVD 149'-6"	25%	40%
NORTH HAMBERLAND AVE	25%	47.5%
SOUTH HAAS AVE	25%	47.5%
EAST PARKING AREA		

ARCHITECTURAL ELEMENTS

CITY OF PSL STANDARDS SEC. 10.0. ARCHITECTURAL ELEMENTS
ROI USE: 5 ARCHITECTURAL ELEMENTS REQUIRED

1	METAL ROOF	
2	STUCCO WITH HORIZONTAL GROOVE LINE PATTERN BETWEEN 4" AND 12" OR STACKED STONE.	MUST COVER AT LEAST 5% OF THE FRONT BUILDING FACE AREA
3	GREEN WALL	
4	BRACKETS UNDER ROOF EAVES	
5	STONE / CONCRETE / BRICK PAVERS	350 SF MIN
6	CANOPY / AWNING	

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STATE OF FLORIDA
Raul Ocampo. JR
AR 6897
10/23/23
REGISTERED ARCHITECT
SEAL

DIGITAL SIGNATURE

REVISIONS:

No.	Description	Date

522

CONTRACT DOCUMENTS FOR:
MAYAS RETAIL/PLAZA
Port St. Lucie
ADDRESS:
Port St Lucie, Florida

DWG IDENTIFICATION
ELEVATIONS

PROJECT PHASE:	DATE:	CHECKED / DRAWN BY:
	10/12/23	RO/NC

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JOB FILE NUMBER:
22-141

A201

10/23/2023 11:53:45 AM
Z:_All_DWGs_2022_Dwgs\C-Dwgs\C-22\141 Maya Restaurant PSL\1 - Preliminary\RVT\MAYA RETAIL 10-04-23.rvt



SOUTH WEST - PSL BLVD
SCALE:



NORTH WEST - PSL BLVD
SCALE:

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SEAL

DIGITAL SIGNATURE

REVISIONS:

No.	Description	Date

523

CONTRACT DOCUMENTS FOR:
MAYAS RETAIL/PLAZA
Port St. Lucie
ADDRESS:
Port St Lucie, Florida

DWG IDENTIFICATION
3D VIEWS

PROJECT PHASE:	DATE:	CHECKED / DRAWN BY:
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JOB FILE NUMBER:
22-141

A1000

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SOUTH EAST - RESTAURANT
SCALE:



NORTH EAST- PARKING
SCALE:

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AR 6897
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REVISIONS:

No.	Description	Date

524

CONTRACT DOCUMENTS FOR:
MAYAS RETAIL/PLAZA
Port St. Lucie
ADDRESS:
Port St Lucie, Florida

DWG IDENTIFICATION

3D VIEWS

PROJECT PHASE:	DATE:	CHECKED / DRAWN BY:
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Z:_AE_DWGs_2022_Dwgs\C Dwgs\C-22\141 Mayis Restaurant PSL\1 - Preliminary\RVT\MAYA RETAIL - 10-04-23.rvt

TABLE OF CONTENTS:

L1 - TITLE SHEET

L2 - SITEWORK PLAN

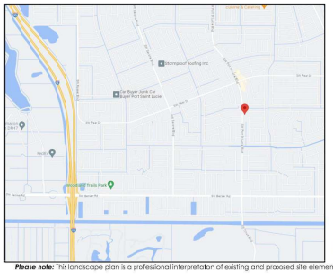
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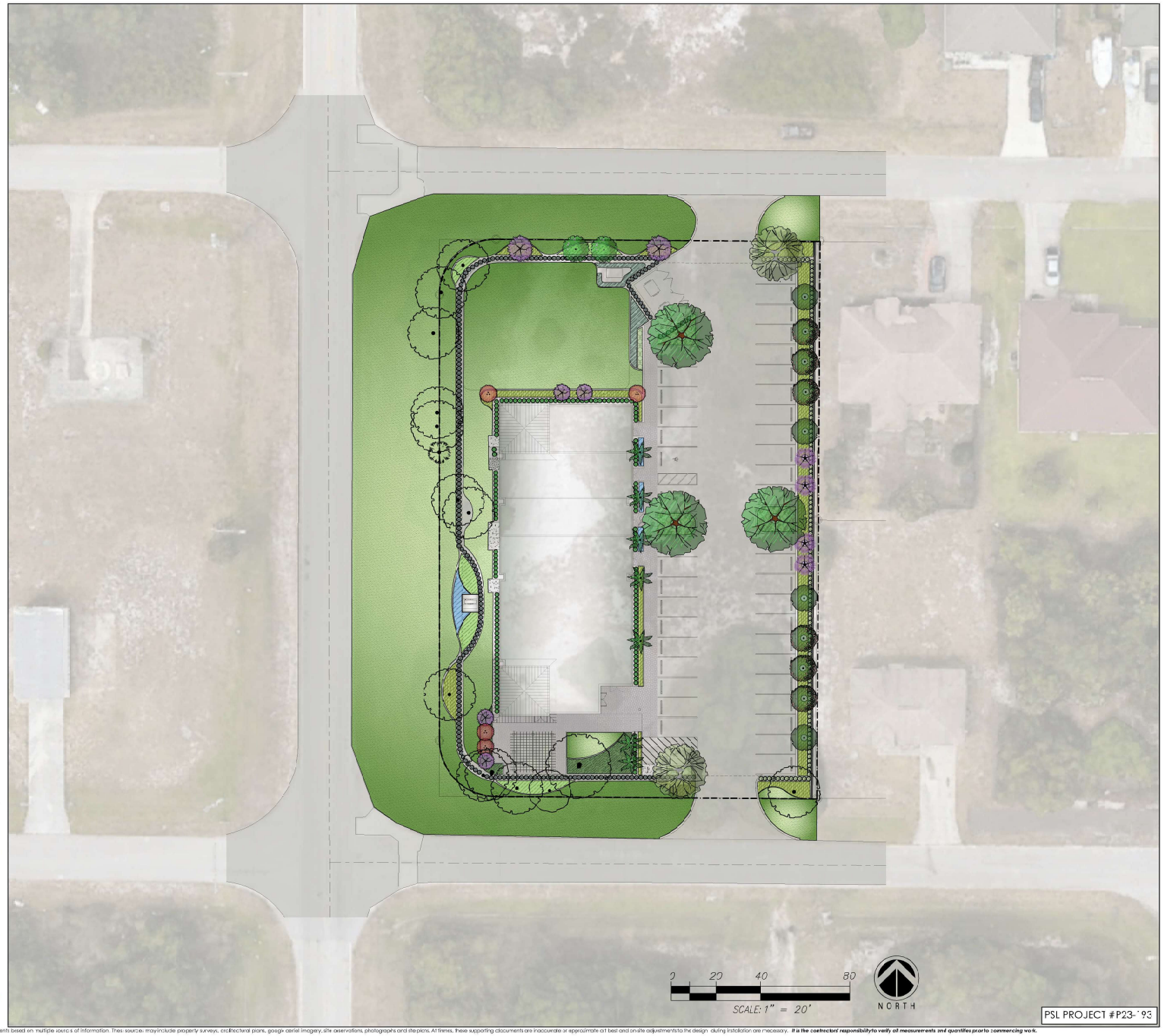
L4 - PLANTING PLAN

L5 - PLANT SCHEDULE / PLANT P CTURES

L6 - PLANTING DETAILS AND SPECIFICATIONS

LOCATION MAP:





PSL PROJECT #P23-`93

Michael Flaugh LANDSCAPE ARCHITECT
FL Reg. #LA0001728
772.419.0024
www.MichaelFlaughLA.com
STUART · DELAMORA BEACH · NAPLES

Michael Flaugh
Digitally signed by Michael Flaugh
Date: 2024.01.30 10:49:42 -05'00'

Landscape Plan
MAYAS RETAIL PLAZA
4189 SW Port St.Lucie Blvd.
Port St. Lucie, FL 34953

REGISTERED LANDSCAPE ARCHITECT MICHAEL FLAUGH FLORIDA

NO.	REVISION	DATE

Date: 01/30/2024
Design Verified By: MF
Drawn By: MF

Sheet
L1
TITLE SHEET

Please note: The landscape plan is a professional interpretation of existing and proposed site elements based on multiple sources of information. These sources may include property surveys, architectural plans, google aerial imagery, site observations, photographs and site plans. At times, these supporting documents are inaccurate or approximate at best and on-site adjustments to the design during installation are necessary. ***It is the contractors' responsibility to verify all measurements and quantities prior to commencing work.***

VEGITATION SURVEY

TREE NUMBER	COMMON NAME	SCIENTIFIC NAME	DBH (INCHES)	HEIGHT (FEET)	CANOPY SPREAD (FEET)	ACTION	MITIGATION REQUIRED	MITIGATION REQUIRED (INCHES)	TREES PRESERVED ON SITE (INCHES)	SABAL PALMS TO BE REMOVED	COMMENTS
1	SLASH PINE	PINUS ELLIOTTII	4.5	20	10	REMOVE	NO				UNDER 12" DBH
2	SLASH PINE	PINUS ELLIOTTII	5	20	10	REMOVE	NO				UNDER 12" DBH
3	MYRTLE OAK	QUERCUS MYRTIFOLIA	5	20	10	REMOVE	NO				UNDER 12" DBH
4	SLASH PINE	PINUS ELLIOTTII	18	30	20	REMOVE	YES	18			PROTECTED TREE
5	SLASH PINE	PINUS ELLIOTTII	6	20	10	REMOVE	NO				UNDER 12" DBH
6	SLASH PINE	PINUS ELLIOTTII	6	20	10	REMOVE	NO				UNDER 12" DBH
7	SLASH PINE	PINUS ELLIOTTII	2	12	8	REMOVE	NO				UNDER 12" DBH
8	SLASH PINE	PINUS ELLIOTTII	2	12	8	REMOVE	NO				UNDER 12" DBH
9	SLASH PINE	PINUS ELLIOTTII	4	15	8	REMOVE	NO				UNDER 12" DBH
10	SLASH PINE	PINUS ELLIOTTII	7	20	10	REMOVE	NO				UNDER 12" DBH
11	SLASH PINE	PINUS ELLIOTTII	7	20	10	REMOVE	NO				UNDER 12" DBH
12	SLASH PINE	PINUS ELLIOTTII	6.5	20	10	REMOVE	NO				UNDER 12" DBH
13	SLASH PINE	PINUS ELLIOTTII	15	30	20	REMOVE	YES	15			PROTECTED TREE
14	SLASH PINE	PINUS ELLIOTTII	7.5	20	10	REMOVE	NO				UNDER 12" DBH
15	SLASH PINE	PINUS ELLIOTTII	8	20	10	REMOVE	NO				UNDER 12" DBH
16	MYRTLE OAK	QUERCUS MYRTIFOLIA	15	25	20	REMAIN	NO		15		PROTECTED TREE
17	MYRTLE OAK	QUERCUS MYRTIFOLIA	12	25	20	REMAIN	NO		12		PROTECTED TREE
18	MYRTLE OAK	QUERCUS MYRTIFOLIA	14	25	20	REMAIN	NO				IN THERIGHT OF WAY
19	MYRTLE OAK	QUERCUS MYRTIFOLIA	5	20	15	REMAIN	NO				IN THERIGHT OF WAY
20	MYRTLE OAK	QUERCUS MYRTIFOLIA	15	25	20	REMAIN	NO				IN THERIGHT OF WAY
21	SABAL PALM	SABAL PALMETTO		15	6	REMAIN	NO				IN THERIGHT OF WAY
22	SLASH PINE	PINUS ELLIOTTII		15	6	REMOVE	NO				UNDER 12" DBH
23	SABAL PALM	SABAL PALMETTO		15	6	REMOVE	NO			1	NATIVE PALM
24	MYRTLE OAK	QUERCUS MYRTIFOLIA	5	20	15	REMOVE	NO				UNDER 12" DBH
25	MYRTLE OAK	QUERCUS MYRTIFOLIA	15	25	20	REMAIN	NO		15		PROTECTED TREE
26	MYRTLE OAK	QUERCUS MYRTIFOLIA	8	20	15	REMAIN	NO		8		UNDER 12" DBH
27	MYRTLE OAK	QUERCUS MYRTIFOLIA	8	20	15	REMOVE	NO				UNDER 12" DBH
28	MYRTLE OAK	QUERCUS MYRTIFOLIA	15	25	20	REMOVE	YES	15			PROTECTED TREE
29	MYRTLE OAK	QUERCUS MYRTIFOLIA	12	25	20	REMOVE	YES	12			PROTECTED TREE
30	MYRTLE OAK	QUERCUS MYRTIFOLIA	12	25	20	REMOVE	YES	12			PROTECTED TREE
31	MYRTLE OAK	QUERCUS MYRTIFOLIA	8	20	15	REMOVE	NO				UNDER 12" DBH
32	SABAL PALM	SABAL PALMETTO		15	6	REMOVE	NO			1	NATIVE PALM
33	SABAL PALM	SABAL PALMETTO		15	6	REMOVE	NO			1	NATIVE PALM
34	SABAL PALM	SABAL PALMETTO		15	6	REMOVE	NO			1	NATIVE PALM
35	MYRTLE OAK	QUERCUS MYRTIFOLIA	12	25	20	REMAIN	NO				SEE NOTE 1
36	MYRTLE OAK	QUERCUS MYRTIFOLIA	6	20	15	REMOVE	NO				UNDER 12" DBH
37	MYRTLE OAK	QUERCUS MYRTIFOLIA	14	25	20	REMAIN	NO		14		PROTECTED TREE
38	MYRTLE OAK	QUERCUS MYRTIFOLIA	14	25	20	REMOVE	YES	14			PROTECTED TREE
39	MYRTLE OAK	QUERCUS MYRTIFOLIA	8	20	15	REMAIN	NO		8		UNDER 12" DBH
40	MYRTLE OAK	QUERCUS MYRTIFOLIA	8	20	15	REMAIN	NO		8		UNDER 12" DBH
41	MYRTLE OAK	QUERCUS MYRTIFOLIA	8	20	15	REMAIN	NO		8		UNDER 12" DBH
42	MYRTLE OAK	QUERCUS MYRTIFOLIA	24	25	20	REMAIN	YES		24		PROTECTED TREE, DOUBLE TRUNK
43	MYRTLE OAK	QUERCUS MYRTIFOLIA	15	25	20	REMOVE	YES	15			PROTECTED TREE
44	SLASH PINE	PINUS ELLIOTTII	10	25	20	REMAIN	NO		10		UNDER 12" DBH
						TOTAL REPLACEMENT (INCHES)		101			
						TREES PRESERVED ON SITE (INCHES)			122		
						SABAL PALMS TO BE REPLACED ON SITE				4	

NOTE 1: THIS TREE IS TO BE PRESERVED ON SITE BUT IT IS BEING USED FOR A INTERIOR PARKING LOT TREE. FOR THIS REASON THIS TREE DOES NOT CONTRIBUTE TO THE INCHES OF TREES PRESERVED ON SITE.

PLANT ACTION SYMBOLS

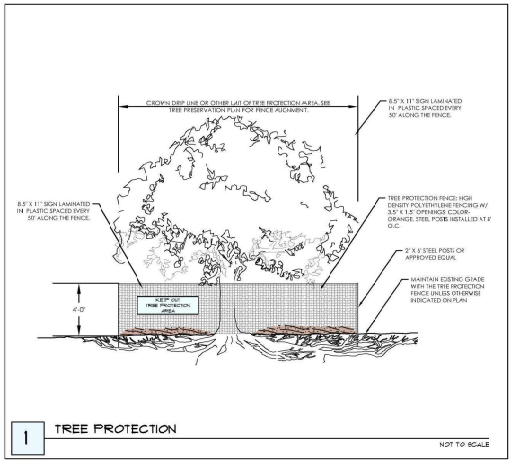
- EXISTING PLANT TO BE REMOVED
- EXISTING PLANT TO BE RELOCATED

ABBREVIATIONS

EX	EXISTING
FV	FIELD VERIFY
TBD	TO BE DETERMINED
OAP	ON ADJACENT PROPERTY

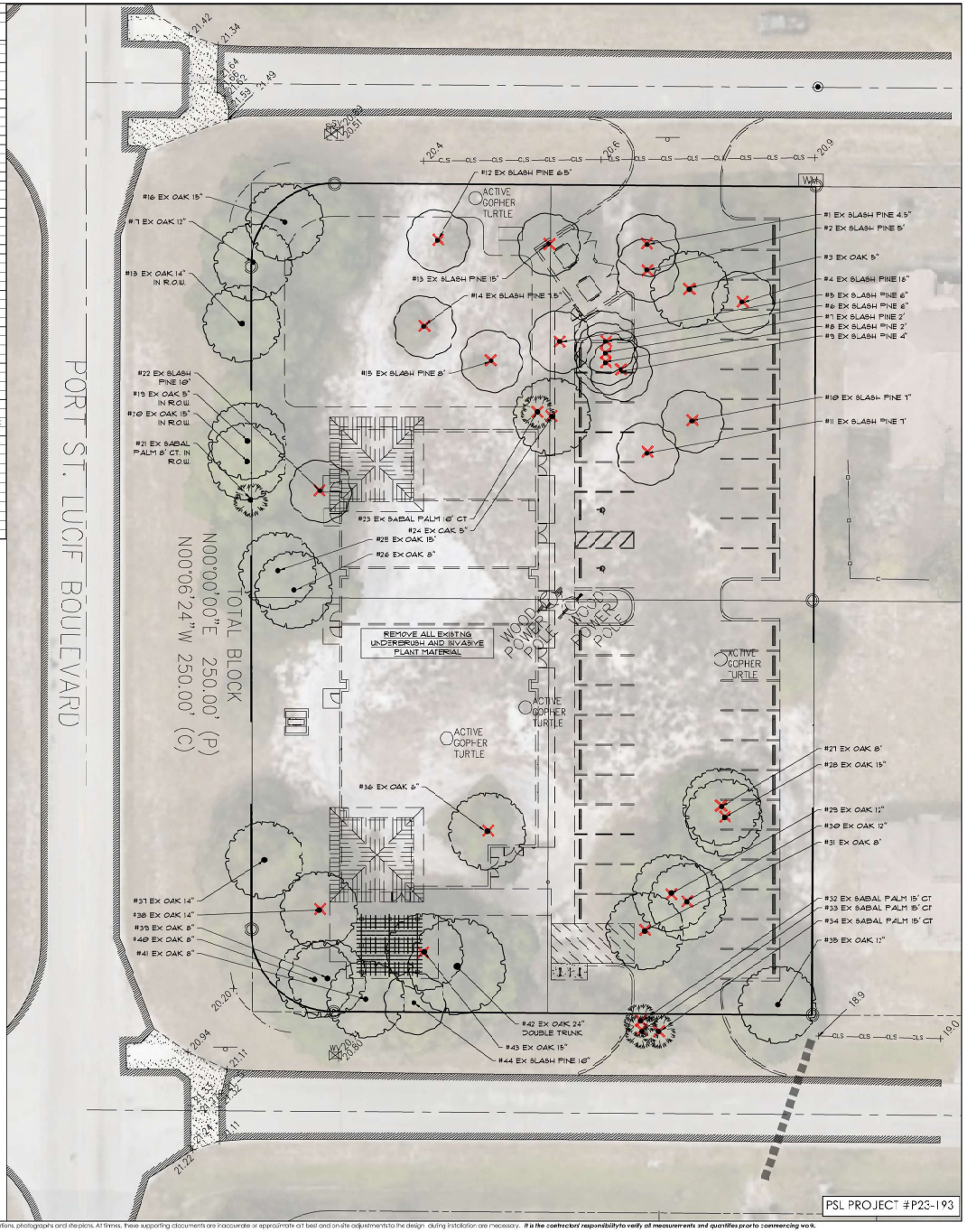
LINE TYPES

- FENCE
- PROPERTY LINE
- SETBACK / EASEMENT
- EXISTING VEGETATION
- OVERHEAD UTILITY LINE



1 TREE PROTECTION

NOT TO SCALE



811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
It's fast. It's free. It's the law.
www.callsunshine.com

0 16 32 64
SCALE: 1" = 16'

NORTH

Michael Flaugh LANDSCAPE ARCHITECT
FL Reg. # LA0001728
772.419.0024
www.MichaelFlaughLA.com
STUART ISLAMORADA NAPLES

Michael Flaugh
Digitally signed by Michael Flaugh
Date: 2024.01.30 10:50:02 -05'00'

Landscape Plan
MAYAS RETAIL PLAZA
4189 SW Port St. Lucie Blvd.
Port St. Lucie, FL 34953

REGISTERED LANDSCAPE ARCHITECT MICHAEL FLAUGH FLORIDA

Date: 01/30/2024
Design Verified
By: Author
Sheet
L2
SITEWORK PLAN

NO.	REVISION	DATE

Please note: This landscape plan is a professional interpretation of existing and proposed site elements based on multiple sources of information. These sources may include property surveys, architectural plans, google aerial imagery, site observations, photographs and site plans. At times, these supporting documents are inaccurate or approximate at best and on-site adjustments to the design during installation are necessary. ***It is the contractors' responsibility to verify all measurements and quantities prior to commencing work.***



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Michael Flaugh
Digitally signed by Michael Flaugh
Date: 2024.01.30 10:50:17 -05'00'

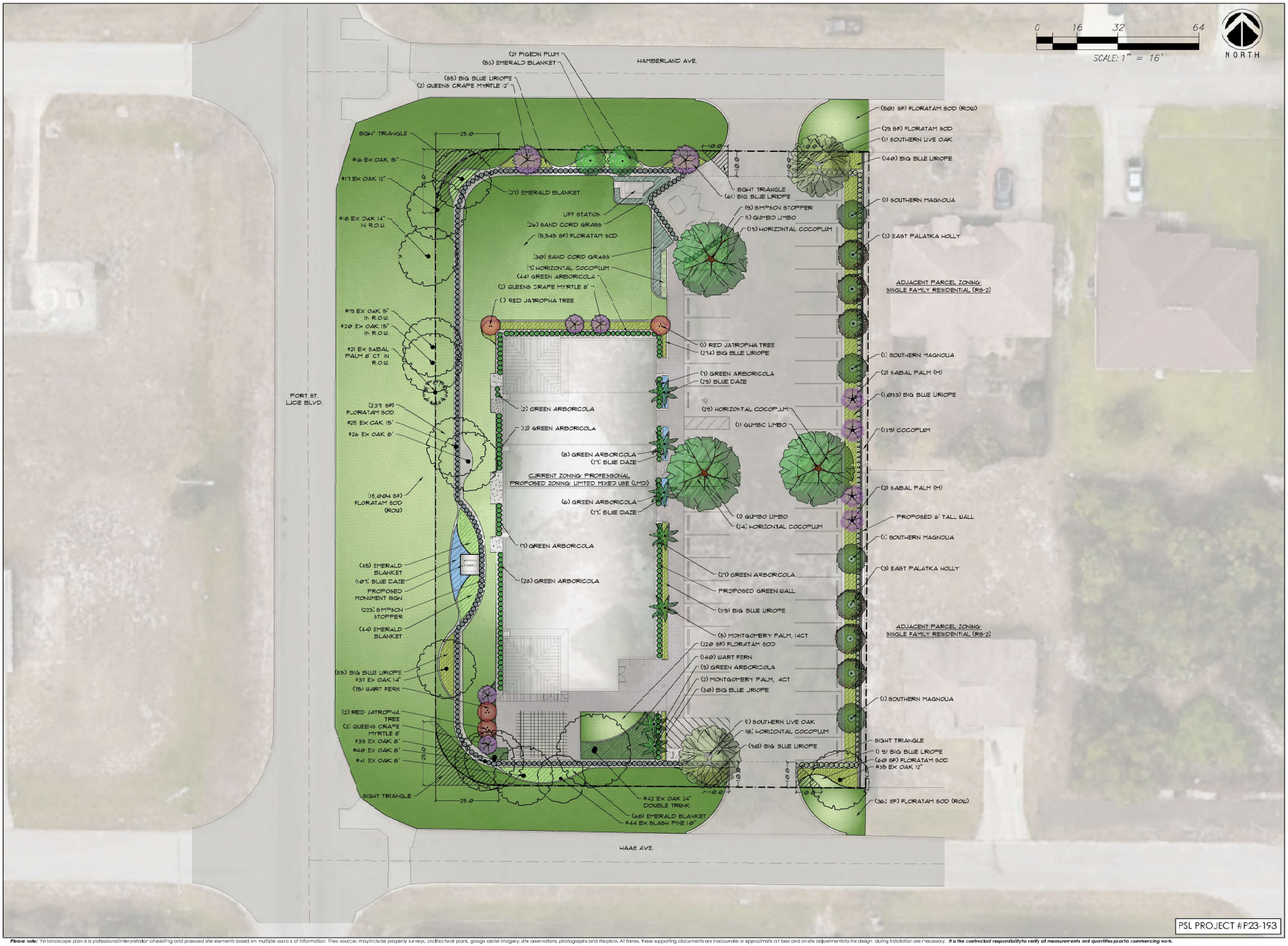
Landscape Plan
MAYAS RETAIL PLAZA
4189 SW Port St Lucie Blvd.
Port St. Lucie, FL 34953

REGISTERED LANDSCAPE ARCHITECT MICHAEL FLAUGH FLORIDA

NO.	REVISION	DATE

Date: 01/30/2024
Design by: MF, KA
Drawn by: KA, MF

Sheet
L3
CODE REQUIREMENTS



PSL PROJECT #P23-193

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Michael Flaugh
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Date: 2024.01.30 10:50:32 -05'00'

Landscape Plan
MAYAS RETAIL PLAZA
4189 SW Port St Lucie Blvd.
Port St. Lucie, FL 34953

REGISTERED LANDSCAPE ARCHITECT MICHAEL FLAUGH FLORIDA

NO.	REVISION	DATE

Date: 01/30/2024
Design Ver. / Pr.
Project Mgr.
Sheet
L4
PLANTING PLAN

PLANT SCHEDULE

SYMBO.	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NOTES	CODE
TREES								
	3	BURSERA SIMARUBA	GUMBO LIMBO	45 GAL	4"CAL	12`OA HT., 5`SPRD.	NATIVE, DROUGHT TOLERANT	REQ. CODE
	2	COCCOLOBA DIVERSIFOLIA	PIGEON PLUM	45 GAL	2.5"CAL	12`OA HT., 5`SPRD.	NATIVE, DROUGHT TOLERANT	REQ. CODE
	6	ILEX X ATTENUATA 'EAST PALATKA'	EAST PALATKA HOLLY	B & B	4"CAL	14`OA HT., 5`SPRD.	NATIVE, DROUGHT TOLERANT	REQ. CODE
	4	JATROPHA INTEGERRIMA	RED JATROPHA TREE	25 GAL	1.5"CAL	8` OA HT	NON-NATIVE	REQ. CODE
	4	LAGERSTROEMIA SPECIOSA	QUEENS CRAPE MYRTLE 8'	25 GAL		8` OA HT, 3`SPRD	NON-NATIVE, DROUGHT TOLERANT	REQ. CODE
	2	LAGERSTROEMIA SPECIOSA	QUEENS CRAPE MYRTLE 12'	45 GAL		12`HT., 5`SPRD.	NON-NATIVE, DROUGHT TOLERANT	REQ. CODE
	4	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	B & B	4"CAL	14`OA HT., 5`SPRD.	NATIVE, DROUGHT TOLERANT	REQ. CODE
	2	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	B & B	2.5"CAL	12`OA HT., 5`SPRD.	NATIVE, DROUGHT TOLERANT	REQ. CODE
	7	VEITCHIA MONTGOMERYANA	MONTGOMERY PALM, 14CT	B & B	HEAVY	14`CT, FF	NON-NATIVE	REQ. CODE
MITIGATION TREES								
	4	SABAL PALMETTO	SABAL PALM (M)	B & B		16` CT	NATIVE	MITIGATION

SYMBO.	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE	NOTES	CODE
SHRUBS								
	139	CHRYSOBALANUS ICACO 'RED-TIP'	COCOPLUM	3 GAL	24" OC	24" HT., FULL	NATIVE, DROUGHT TOLERANT	REQ. CODE
	241	MYRCIANTHES FRAGRANS	SIMPSON STOPPER	3 GAL	24" OC	24" HT., FULL	NATIVE, DROUGHT TOLERANT	REQ. CODE
	159	SCHEFFLERA ARBORICOLA	GREEN ARBORICOLA	3 GAL	24" OC	24" HT., FULL	NON NATIVE	REQ. CODE
SHRUB AREAS								
	87	CHRYSOBALANUS ICACO 'HORIZONTALIS'	HORIZONTAL COCOPLUM	3 GAL	30" O.C.	8"X12"	NATIVE	
	56	SPARTINA BAKERI	SAND CORD GRASS	3 GAL	36" O.C.	28" HT., FULL	NATIVE	

SYMBO.	QTY	BOTANICAL NAME	COMMON NAME	CONT	INSTALL	SPECS	NOTES	CODE
GROUND COVERS								
	237	CARISSA MACROCARPA	EMERALD BLANKET	1 GAL		6"X8"		
	198	EVOLVULUS GLOMERATUS	BLUE DAZE	1 GAL	12" O.C.			
	2,666	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LIRIOPE	1 GAL	12" O.C.	6"X8"		
	215	MICROSORUM SCOLOPENDRIUM	WART FERN	1 GAL	18" O.C.	12" X 12"		
OTHER								
	8,225 SF	STENOTAPHRUM SECUNDATUM 'FLORATAM' ALLOWANCE FOR REPAIR AS NEEDED. WEED AND DISEASE FREE. TIGHTLY FITTED STAGGERED JOINTS	FLORATAM SOD	SOD	TIGHT			
	15,868 SF	STENOTAPHRUM SECUNDATUM 'FLORATAM' ALLOWANCE FOR REPAIR AS NEEDED. WEED AND DISEASE FREE. TIGHTLY FITTED STAGGERED JOINTS	FLORATAM SOD (ROU)	SOD	TIGHT			


GUMBO LIMBO


PIGEON PLUM

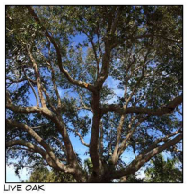

GREEN BUTTONWOOD TREE


EAST PALATKA HOLLY


JATROPHA


QUEEN'S CRAPE MYRTLE


MAGNOLIA

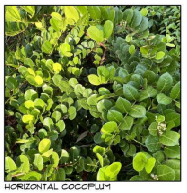

LIVE OAK


MONTGOMERY PALM


RED TIP COCOPLUM


SIMPSON'S STOPPER


GREEN ARBORICOLA


HORIZONTAL COCOPLUM


SAND CORDGRASS


BLUE DAZE


BIG BLUE LIRIOPE


WART FERN


ST AUGUSTINE FLORATAM SOD

PSL PROJECT #P23-193

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Michael Flaugh
Digitally signed by Michael Flaugh
Date: 2024.01.30 10:50:45 -05'00'

Landscape Plan
MAYAS RETAIL PLAZA
4189 SW Port St. Lucie Blvd.
Port St. Lucie, FL 34953

REGISTERED LANDSCAPE ARCHITECT · MICHAEL FLAUGH · FLORIDA

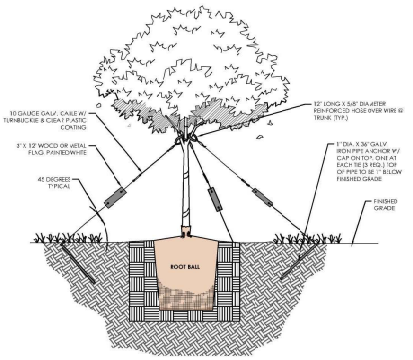
NO.	REVISION	DATE

Date: 01/30/2024
Design by: MF, MA
Drawn by: MA, MF

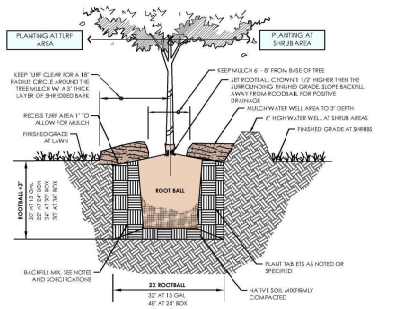
Sheet
L5
PLANT SCHEDULE / PLANT PICTURES

LANDSCAPE INSTALLATION NOTES:

1. The landscape contractor shall designate an English speaking, skilled crew foreman for the project, who will be available and accessible for the duration of the landscape installation.
2. All specifications must be satisfied. If there's a problem locating a material with given specifications, the contractor shall contact the landscape architect by email prior to installation. At the discretion of the landscape architect, a substitution may be made.
3. Landscape contractor is responsible to review and reconcile plan with landscape materials list, and analyze site conditions and access prior to submitting a proposal.
4. Landscape contractor must provide evidence of workman's compensation and liability insurance in proposal package.
5. The landscape contractor shall comply with all local and State laws, codes and ordinances.
6. All plant material furnished by the landscape contractor shall be Florida #1 or better (Grades and Standards for Nursery Plants, Florida Department of Agriculture and Consumer Services, Latest Edition), unless otherwise noted on the landscape materials list. As many species tolerate both sunny and shady growing conditions, The landscape contractor is responsible for acquiring all plant material grown in similar conditions to the site.
7. The landscape contractor shall complete all work according to the Florida Green Industries Best Management Practices.
8. The landscape contractor must specify start and completion dates, if awarded the project.
9. The landscape contractor is responsible for locating all underground utilities prior to commencing work.
10. All planting areas shall be prepared by removing all debris, including asphalt, concrete, or similar materials not suited for landscape planting.
11. Planting soil shall be clean of rocks, sticks, roots and weeds, and shall be well-draining.
12. All landscaped areas shall be finish graded such that finished elevation will be flush and level with surrounding paved surfaces. The finished grade after planting and mulching shall not impede the flow of drainage into landscaped areas and to prevent the backwash of mulch and debris into paved areas.
13. All planting beds must drain sufficiently prior to planting. If existing soil is not adequate for establishment of plant materials due to poor drainage or chemical properties, soil amendments shall be added prior to planting.
14. Plants shall not be placed too close to one another or any hardscapes. See landscape materials list and planting details for spacing and placement of all plants. A mulch strip shall be left between the plantings and walls, edge of sod, driveway or walkways. All plants shall be placed outside the eaves of the roof, unless otherwise indicated on the landscape plan.
15. All plants to be relocated shall be properly root pruned 6 to 10 weeks prior to relocation.
16. All new landscape plants shall be planted slightly higher than the existing grade leaving top of the root ball exposed.
17. All plant materials shall be thoroughly watered in at the time of planting.
18. 3" layer of organic mulch shall be laid in all landscape beds. No mulch shall be laid near tree trunks. No mulch shall be laid on top of citrus tree root balls.
19. Newly planted trees shall be staked only if the root ball moves in the wind or the trees are located in an area of windy conditions. All palms shall be staked. All wood braces and brace frames shall be stained dark brown. No nails shall be driven into any palm or tree.
20. Planting plan takes precedence over plant list.
21. The landscape bid shall include irrigation on a separate contract, expressed as a line-item proposal.
22. All landscape areas shall be irrigated with fully automatic irrigation system. The irrigation contractor shall provide 100% coverage in all irrigated planting areas. The irrigation system shall be designed according to accepted irrigation standards using water conservation principles with low-volume irrigation system. The system shall accommodate easy adjustments for seasonal irrigation need changes or local watering restrictions.
23. All sod and shrub areas shall be irrigated on separate zones, wherever possible. Planting areas with different watering needs shall be placed on separate zones.
24. All shrub & ground cover areas shall be irrigated with drip line or mist heads; trees and palms shall have bubblers. All heads in a given zone must have the same precipitation rate.
25. Spray heads shall be placed and adjusted to minimize over-spray on paved areas, roadways and curbing. No over-spray on buildings is acceptable.
26. If not installed per plan or if no irrigation plan has been provided as part of the landscape plan, at project closeout the contractor shall provide the owner with an irrigation record drawing.
27. The contractor(s) shall keep all work areas neat and tidy on a daily basis. At completion of the installation, the contractor shall remove from the property all temporary structures and garbage at his/her own expense.
28. The contractor(s) shall keep all plants watered, fertilized, mulched, pruned, staked and guyed as necessary to assure specified minimum grade of Florida #1 throughout the duration of the project construction period. Planting beds shall be kept free of litter and undesirable vegetation. The contractor(s) is responsible for keeping all the plant material healthy, vigorous, and undamaged throughout the duration of the project construction period.
29. At project closeout the contractor shall provide the owner with manuals and warranty information for all installed Furniture, fixtures and equipment.
30. The final payment is made upon completion of project and execution of lien release affidavit.
31. All shrubs and ground covers shall be warrantied for 90 days; all trees and palms shall be warrantied for 1 year from the date of final acceptance and payment.



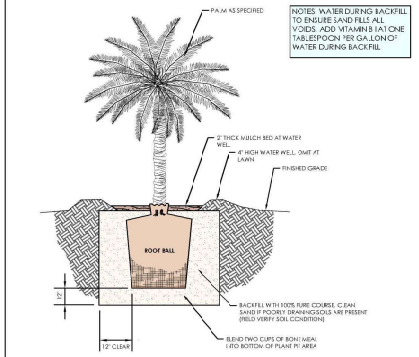
STAKING DETAIL



PLANT PIT DETAIL

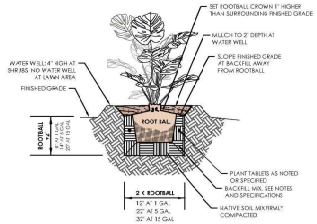
1 TREE GUY WIRING PLANTING

NOT TO SCALE



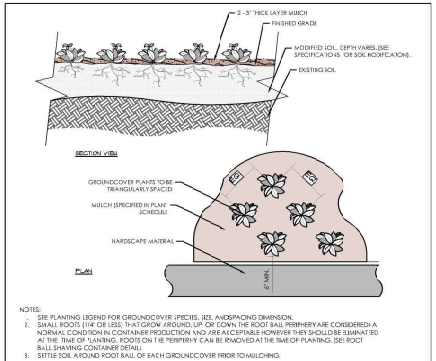
2 PALM PLANTING

NOT TO SCALE



3 SHRUB PLANTING

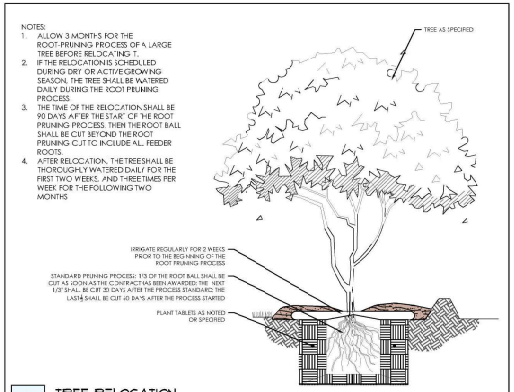
NOT TO SCALE



NOTES:
1. SEE PLANTING LEGEND FOR GROUNDCOVER SPECIES, SIZE, AND SPACING DIMENSION.
2. SMALL ROOTS (1/4" OR LESS) THAT GROW AROUND, UP, OR DOWN THE ROOT BALL PERIPHERY ARE CONSIDERED A NORMAL CONDITION IN CONTAINER PRODUCTION AND ARE ACCEPTABLE HOWEVER THEY SHOULD BE ELIMINATED AT THE TIME OF PLANTING. ROOTS ON THE PERIPHERY CAN BE REMOVED AT THE TIME OF PLANTING. (SEE ROOT BALL SHAVING CONTAINER DETAIL).
3. SETTLE SOIL AROUND ROOT BALL OF EACH GROUNDCOVER PRIOR TO MULCHING.

4 GROUNDCOVER

NOT TO SCALE



5 TREE RELOCATION

NOT TO SCALE

Michael Flaugh LANDSCAPE ARCHITECT
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www.MichaelFlaughLA.com
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Michael Flaugh
Digitally signed by Michael Flaugh
Date: 2024.01.30 10:51:00 -05'00'

Landscape Plan
MAYAS RETAIL PLAZA
4189 SW Port St Lucie Blvd.
Port St. Lucie, FL 34953

REGISTERED LANDSCAPE ARCHITECT MICHAEL FLAUGH FLORIDA

NO.	REVISION	DATE

Date: 01/30/2024
Design Ver. / Pl.
Plotted by: Author

Sheet
L6
PLANTING DETAILS & SPECIFICATIONS

PSL PROJECT #P23-193

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MAYAS PROPERTY MANAGEMENT LLC
3171 COLLINGS DRIVE
PORT ST. LUCIE, FLORIDA 34953

October 16, 2023

Planning and Zoning Department
City of Port St. Lucie
121 SW Port St. Lucie Boulevard
Port St. Lucie, Florida 34984

RE: Mayas Retail Plaza – LMD Rezoning Application
Authorization Letter

To Whom it May Concern:

As Applicant, I hereby authorize Joseph W. Capra, P.E., Steve Marquart, P.E., and Karen Krumbholz with CAPTEC Engineering, Inc., to act as agent for any and all approvals and permitting required for the above referenced project.

Sincerely,

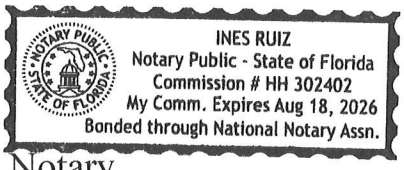
Luis Rodriguez

Luis A. Rodriguez

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me this 18th day of October, 2023 2023, by Luis A. Rodriguez who is personally known to me or has produced FL Driver License as identification.

Notary Public Signature



Notary Public Printed Name Ines Ruiz

Notary Seal

My Commission Expires: Aug 18, 2026

Mayas Retail Plaza Rezoning

Project No. P23-193

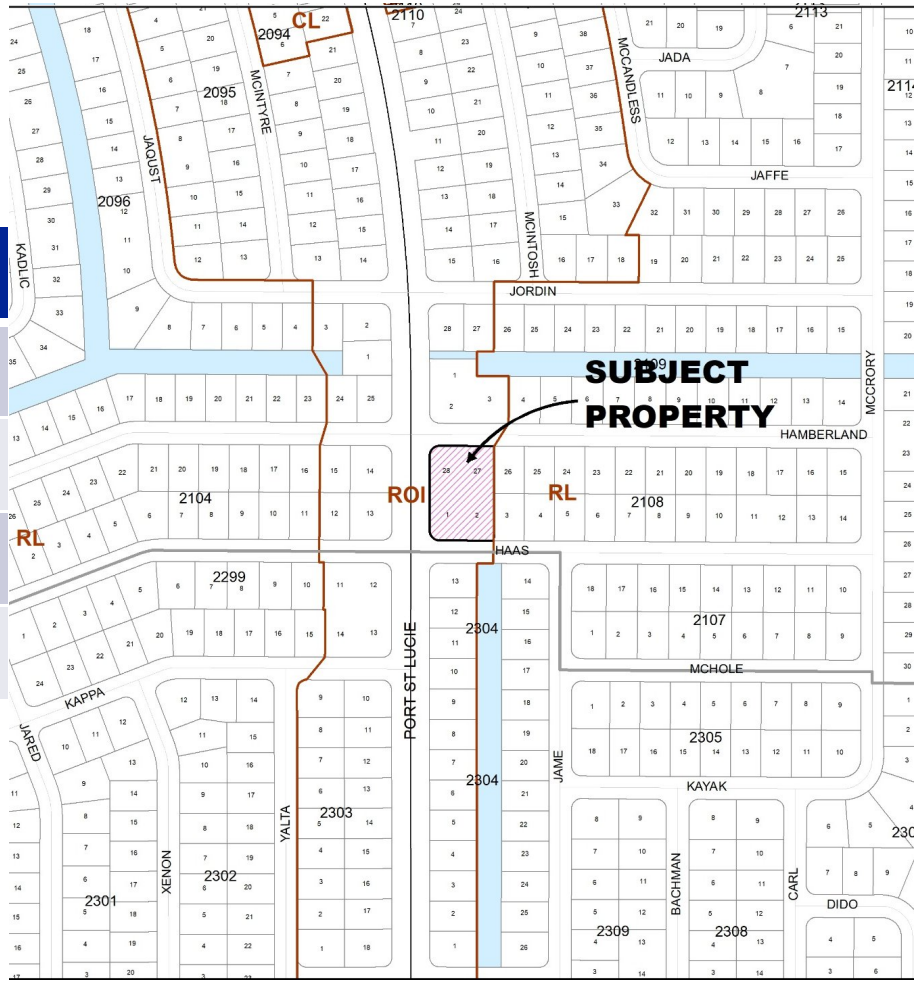
Planning and Zoning Board Meeting
Cody Sisk, Planner II
March 5, 2024

Request Summary

- Owner/Applicant: Mayas Property Management LLC
- Location: 4189 SW Port Saint Lucie Blvd.
- Request: To rezone 0.97 acres of property from Professional (P) to Limited Mixed Use (LMD) zoning district.

Surrounding Areas

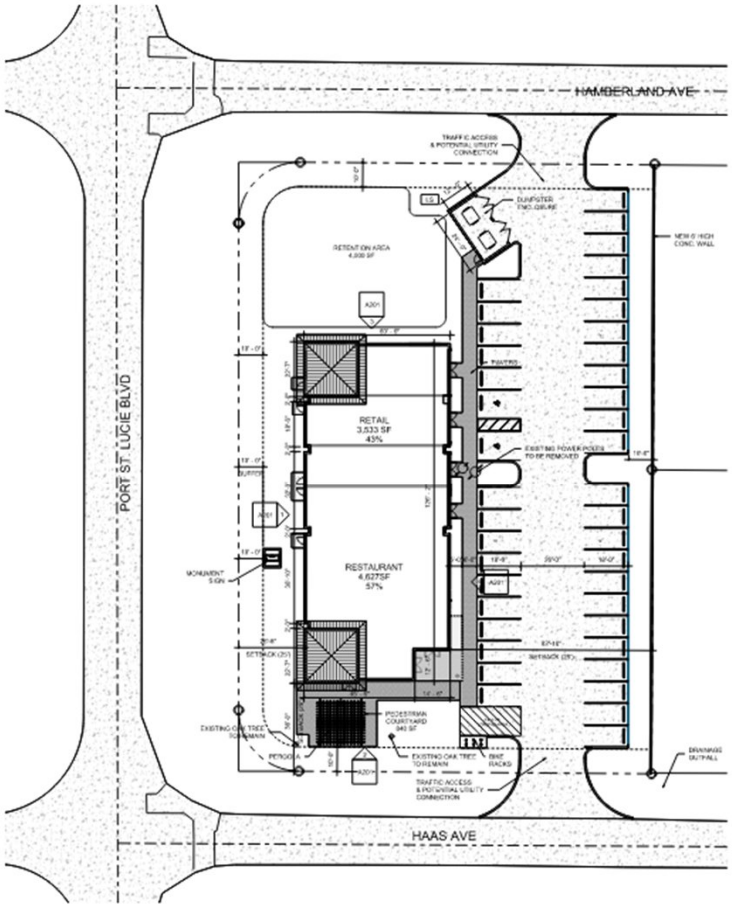
Direction	Existing Use	Future Land Use	Zoning
North	Vacant	P	ROI
South	Vacant Single-Family Lots	RS-2	ROI
East	Single-Family residences	RS-2	RL
West	Single-Family residences	RS-2	ROI



FUTURE LAND USE COMPATIBILITY

Policy 1.1.4.13 Future Land Use Element	
Future Land Use Classification	Compatible Zoning District
ROI (Residential, Office, Institutional)	Limited Mixed Use (LMD), P (Office), I (Institutional), RM-5 or Residential PUD (Planned Unit Development) between 5-11 units per acre.

CONCEPTUAL PLAN



PRELIMINARY SITE PLAN
SCALE: 1" = 20'-0"

SITE DATA

LEGAL DESCRIPTION:
PORT ST LUCIE-SECTION 21-BLK 2168 LOTS 1,2,27 AND 28(MAP 44/30)

PARCEL #: 3420-650-1390-000-1
TOTAL ACRES: 0.989
TOTAL SF: 42,209

CURRENT ZONING: PROFESSIONAL
PROPOSED ZONING: LMD LIMITED MIXED USE
FUTURE LAND USE: (NCE RESIDENTIAL, OFFICE INSTITUTIONAL

BUILDING SETBACKS:

	REQUIRED	PROVIDED
FRONT:	25'	25'-0"
SIDE NORTH:	25'	73'-7"
SIDE SOUTH	25'	36'
REAR:	25'	82'-10"

TOTAL PERVIOUS OPEN SPACE: 16,568 SF

TOTAL IMPERVIOUS BUILDING / OUTDOOR SEATING / SIDEWALK /DRIVEWAY: 25,641 SF

BUILDING DATA

MUNICODE SEC. 155.155 (C)(1): LIMITED MIXED USE ZONING
RETAIL OR PERSONAL SERVICE USE SHALL NOT EXCEED 50%

NUMBER OF STORIES: 1 STORY
BUILDING HEIGHT:
REQUIRED: 35' MAX
PROVIDED: 25'-0"

TOTAL SQUARE FOOTAGE:
RESTAURANT: 4,627 SF 57%
RETAIL: 3,533 SF 43%
TOTAL: 8160 SF

PARKING REQUIRED

BLDG USE	AREA	1 SPACE FOR EACH	REQUIRED PARKING SPACES
RESTAURANT	4627 SF	200 SF	23
RETAIL OFFICE 1	1212 SF	300 SF	5
RETAIL OFFICE 2	1716 SF	300 SF	6
RETAIL OFFICE 3	1605 SF	300 SF	6
Grand total	9160 SF		41

PARKING PROVIDED

TYPE	DESCRIPTION	PARKING PROVIDED
9' -0" x 19'-00" DEG PARKING SPACE	9' -0" x 19' -00 DEG PARKING SPACE	29
12' x 19' -00 DEG ADA PARKING SPACE	12' x 19' -00 DEG ADA PARKING SPACE	12
Grand total		41

PROPOSED ARCHITECTURAL ELEMENTS

CITY OF PSL STANDARDS SEC. 10.0. ARCHITECTURAL ELEMENTS
RID USE: 3 ARCHITECTURAL ELEMENTS REQUIRED

1	METAL ROOF	
2	STUCCO WITH HORIZONTAL GROOVE LINE PATTERN BETWEEN 6" AND 12" ON STANDARD STORE	MUST COVER AT LEAST 5% OF THE FRONT BUILDING FACE AREA
3	GREEN WALL	
4	BRACKETS UNDER ROOF EAVES	
5	USABLE SPACE - PEDESTRIAN COURTYARD REQUIRED: AT LEAST 5% (.053) OF SITE AREA	PROVIDED: 840 SF
6	CANOPY / AWNING	



LOCATION MAP
SCALE: N/A

Raul Ocampo Jr.

JUSTIFICATION

The existing zoning is consistent with Policy 1.1.4.13 of the Future Land Use Element of the Comprehensive Plan which establishes the compatible future land use and zoning categories.

The proposed use of a Retail use less than 50% of the gross floor area of the building is permitted within the LMD zoning district, as stated in Section 158.155(C)(3).

The proposed use of a restaurant with less than 5,000 square feet is a permitted use within the LMD zoning district, as stated in Section 158.155(C)(4).

Planning and Zoning Board Action Options:

- Make a motion to approve
- Make a motion to approve with conditions
- Make a motion to deny
- Make a motion to table

Agenda Summary

2024-152

Agenda Date: 3/5/2024 **Agenda Item No.:** 8.g

Placement: Public Hearing - Quasi-Judicial

Action Requested: Motion / Vote

P23-239 Cottin, Gregory D. - Variance

Location: The property is located at 2722 & 2732 SW Fondura Road.
Legal Description: Lots 18 And 19, Block 1708, Port St. Lucie Section 31
This is a request to grant a variance to allow an isolation of a parcel.

Submitted By: Cody Sisk, Planner II, Planning & Zoning Department

Strategic Plan Link: The City's Mission to plan for smart and balanced growth.

Executive Summary (General Business): The owner is requesting a variance to allow an isolation of a parcel is required per Section of Appendix B, Land Use Conversion Manual of the City's Zoning Code.

Presentation Information: Staff will provide a presentation.

Staff Recommendation: Move that the Board review the variance application and vote to recommend approval, recommend approval with conditions, or recommend denial of the variance request.

Background: See attached staff report.

Issues/Analysis: See attached staff report.

Financial Information: N/A

Special Consideration: N/A

Location of Project: 2722 & 2732 SW Fondura Road, Port Saint Lucie, FL, 34953

Attachments:

1. Staff Report
2. Variance application
3. Response to Criteria
4. Conceptual Plan
5. Agent Authorization Letter
6. Warranty Deed
7. Staff Presentation

NOTE: All of the listed items in the "Attachment" section above are in the custody of the City Clerk. Any item(s) not provided in City Council packets are available upon request from the City Clerk.

Internal Reference Number: N/A

VARIANCE APPLICATION

CITY OF PORT ST. LUCIE
Planning & Zoning Department
121 SW Port ST. Lucie Blvd.
Port St. Lucie, Florida 34984
(772)871-5213

FOR OFFICE USE ONLY

Planning Dept_____
Fee (Nonrefundable) $_____
Receipt #_____

Refer to "Fee Schedule" for application fee. Make check payable to the "City of Port St. Lucie. Fee is nonrefundable unless application is withdrawn prior to advertising for the Planning and Zoning Board meeting. **Attach two copies of proof of ownership (e.g.: warranty deed, affidavit), a copy of recent survey and a statement addressing each of the attached criteria.**

PRIMARY CONTACT EMAIL ADDRESS: connorkennedy@edc-inc.com

PROPERTY OWNER:

Name: Gregory D. Cottin

Address: 498 SW Jeane Ave, Port St. Lucie, FL 34953

Telephone No. (561)-603-0499

APPLICANT (IF OTHER THAN OWNER, ATTACH AUTHORIZATION TO ACT AS AGENT):

Name: Connor Kennedy - EDC (Authorized Agent)

Address: 10250 SW Village Parkway - Suite 201, Port St. Lucie, FL 34987

Telephone No. (772)-462-2455 x 139 Email connorkennedy@edc-inc.com

SUBJECT PROPERTY:

Legal Description: PORT ST LUCIE-SECTION 31- BLK 1708 LOT 18 & 19 (MAP 43/14N)

Parcel I.D. Number: 3420-650-1096-000-2 & 3420-650-1097-000-9

Address: 2732 SW Fondura Rd & 2722 SW Fondura Rd, Port St. Lucie, FL 34953

Current Zoning Classification Single-Family Residential (RS-2)

Description of requested variance and applicable conditions/circumstances justifying request (continue on separate sheet, if necessary): Provide documentation that the attached variance criteria have been met.

The applicant seeks to request a variance to allow for the rezoning of residentially zoned lands which would result in the isolation of an adjacent lot which is of insufficient size to meet the performance standards established for Conversion Area 24.

Signature of Applicant	Connor Kennedy Hand Print Name	12/28/2023 Date

NOTE: Signature on this application acknowledges that a certificate of concurrency for adequate public facilities as needed to service this project has not yet been determined. Adequacy of public facility services is not guaranteed at this stage in the development review process. Adequacy for public facilities is determined through certification of concurrency and the issuance of final local development orders as may be necessary for this project to be determined based on the application material submitted.

§ 158.295 PLANNING AND ZONING BOARD OR ZONING ADMINISTRATOR (DIRECTOR OF PLANNING AND ZONING) TO HEAR VARIANCES; POWERS AND DUTIES OF BOARD AND ZONING ADMINISTRATOR

(C) Duties of the Zoning Administrator and Planning and Zoning Board in authorizing a variance. The Planning and Zoning Board and Zoning Administrator may authorize the variance from the provisions of this chapter as will not be contrary to the public interest when, owing to special conditions, a literal enforcement of the provisions will result in unnecessary and undue hardship. In order to authorize any variance from the terms of this chapter, the Planning and Zoning Board or Zoning Administrator should consider:

(1) That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district;

(2) That the special conditions and circumstances do not result from any action of the applicant;

(3) That granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings, or structures, in the same zoning district;

(4) That literal interpretation of the provisions of the chapter would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the chapter and would work unnecessary and undue hardship on the applicant;

(5) That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure;

(6) That the granting of the variance will be in harmony with the general intent and purpose of the chapter and that the variance will not be injurious to the area involved or otherwise detrimental to the public welfare;

(7) That there will be full compliance with any additional conditions and safeguards which the Planning and Zoning Board or Zoning Administrator may prescribe, including but not limited to reasonable time limits within which the action for which variance is required shall be begun or completed, or both.

VARIANCES

The Planning and Zoning Board and Zoning Administrator may authorize the variance from the provisions of this chapter as will not be contrary to the public interest when, owing to special conditions, a literal enforcement of the provisions will result in unnecessary and undue hardship. In order to authorize any variance from the terms of this chapter, the Planning and Zoning Board or Zoning Administrator will consider the variance criteria in **§ 158.295 (C) 1-7 and consider your responses to the following when making a determination.**

(1) Please explain special conditions and circumstances that exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district;

Please see Justification Statement included with this application

(2) Please explain if these conditions and circumstances result from actions by the applicant;

Please see Justification Statement included with this application

(3) Please explain how granting the variance requested will not confer on the applicant special privilege that is denied by this chapter to other lands, buildings, or structures, in the same zoning district;

Please see Justification Statement included with this application

(4) Please explain how a literal interpretation of the provisions of the chapter would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the chapter and would work unnecessary and undue hardship on the applicant;

Please see Justification Statement included with this application

(5) Please illustrate and explain if the variance requested is the minimum variance that will make possible the reasonable use of the land, building, or structure;

Please see Justification Statement included with this application

(6) Please indicate how granting variance will be in harmony with the general intent and purpose of the chapter and that granting the variance will not be injurious to the area involved or otherwise detrimental to the public welfare;

Please see Justification Statement included with this application

(7) Please indicate that there will be full compliance with any additional conditions and safeguards which the Planning and Zoning Board or Zoning Administrator may prescribe, including but not limited to reasonable time limits within which the action for which variance is required shall be begun or completed, or both.

Please see Justification Statement included with this application

Signature of Applicant	Hand Print Name	Date

COVER LETTER
Cottin – Fondura Rd
Variance
January 9, 2023

REQUEST

On behalf of the Petitioner, Engineering Design & Construction, Inc, would like to request a Variance approval with the City of Port St. Lucie to allow for the rezoning of residentially zoned lands that would result in the isolation of an adjacent lot which is of insufficient size to meet the performance standards established for Conversion Area 24. The subject site is located at 2732 SW Fondura Rd and 2722 SW Fondura Rd in Port St. Lucie, Florida. The subject parcel information is identified below.

Parcel ID	Address	Acreage	FLU	Zoning
3420-650-1096-000-2	2732 SW Fondura Rd	0.23	CS	RS-2
3420-650-1097-000-9	2722 SW Fondura Rd	0.23	CS	RS-2
	Total Acres	0.46		

SITE CHARACTERISTICS & PROJECT HISTORY

The subject properties have a Future Land Use designation of Service Commercial (CS) and are located in the Single-Family Residential (RS-2) Zoning district.

The subject properties are currently vacant and there has been no previous development on these parcels. The applicant wishes to obtain variance approval to rezone from Single-Family Residential (RS-2) to Service Commercial with the goal of developing vehicle storage yard.

To the north of the subject parcels lays a 0.23 Acre vacant parcel. This parcel has a Future Land Use designation of Service Commercial (CS) and lies in the Single Family Residential (RS-2) Zoning district.

East of the subject property is the 60-foot right-of-way of SW Fondura Rd followed by a 1.38 ac multi-tenant warehouse facility containing several automotive shops. This parcel has a Future Land Use designation of Service Commercial (CS) and is located in the Warehouse Industrial (WI) Zoning District.

South of the subject property lies a 2.75-acre storage facility. This parcel has a Future Land Use designation of Service Commercial (CS) and is located in the Service Commercial (CS) Zoning district.

West of the subject parcel lays two (2) vacant and undeveloped parcels. These are 0.23 Acres and 0.49 Acres respectively. These parcels have a Future Land Use designation of Service Commercial (CS) and are located in the Single-Family Residential (RS-2) Zoning district.

RESPONSES TO VARIANCE PERFORMANCE STANDARDS

Please find the responses below in ***Bold Italics*** for the following performance standards as outlined in the City of Port St. Lucie Conversion Manual Chapter VI, Variance Procedures 1) - 5).

1. Any Application which would result in adjacent lots becoming non-conforming to the conversion standards may be required to submit a conceptual site plan as part

of the variance.
Response: Please see attached conceptual site plan.

2. The plan shall designate adequate buffers surrounding the site and remaining properties.
   Response: Please see attached conceptual site plan designating adequate buffers surrounding the site and remaining properties.

3. Where appropriate, the plan shall be designed as one project and must provide for shared access and parking of any remaining, or adjacent lots or parcels which would not conform to the conversion standards as a result of the variance. It shall not result in isolation or landlocked lots without providing access.
   Response: The attached conceptual site plan is designed to provide access and parking for lots 18 and 19 as proposed. At the time of this application, The is no proposed cross access to lot 20.
   Lot 20 has the ability to submit a variance to the minimum size requirements of a commercial zoning districts and rezone to the service commercial zoning district. Lot 20 has the capability to serve a commercial use as it is the most appropriate use type for this area

4. The plan shall not allow for access onto residential streets or non-conversion area streets.
   Not Applicable. Fondura Road falls within the conversion area and is not a residential street.

5. The plan shall require the recording of Unity of Title for the project to prohibit further division and sale of separate lots which were a part of the overall approved site plan. Also, recording of access easements for future use of the remaining adjacent lots is required. Verification of this is required prior to the issuance of building permits.
   Unity of Title will be provided at the time of the submittal of the Rezoning application.

Based on the above and attached information, the applicant respectfully requests approval of the proposed variance

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COVER LETTER
Cottin – Fondura Rd
Variance
December 28, 2023

REQUEST

On behalf of the Petitioner, Engineering Design & Construction, Inc, would like to request a Variance approval with the City of Port St. Lucie to allow for the rezoning of residentially zoned lands that would result in the isolation of an adjacent lot which is of insufficient size to meet the performance standards established for Conversion Area 24. The subject site is located at 2732 SW Fondura Rd and 2722 SW Fondura Rd in Port St. Lucie, Florida. The subject parcel information is identified below.

Parcel ID	Address	Acreage	FLU	Zoning
3420-650-1096-000-2	2732 SW Fondura Rd	0.23	CS	RS-2
3420-650-1097-000-9	2722 SW Fondura Rd	0.23	CS	RS-2
	Total Acres	0.46		

SITE CHARACTERISTICS & PROJECT HISTORY

The subject properties have a Future Land Use designation of Service Commercial (CS) and are located in the Single-Family Residential (RS-2) Zoning district.

The subject properties are currently vacant and there has been no previous development on these parcels. The applicant wishes to obtain variance approval to rezone from Single-Family Residential (RS-2) to Service Commercial with the goal of developing vehicle storage yard.

To the north of the subject parcels lays a 0.23 Acre vacant parcel. This parcel has a Future Land Use designation of Service Commercial (CS) and lies in the Single Family Residential (RS-2) Zoning district.

East of the subject property is the 60-foot right-of-way of SW Fondura Rd followed by a 1.38 ac multi-tenant warehouse facility containing several automotive shops. This parcel has a Future Land Use designation of Service Commercial (CS) and is located in the Warehouse Industrial (WI) Zoning District.

South of the subject property lies a 2.75-acre storage facility. This parcel has a Future Land Use designation of Service Commercial (CS) and is located in the Service Commercial (CS) Zoning district.

West of the subject parcel lays two (2) vacant and undeveloped parcels. These are 0.23 Acres and 0.49 Acres respectively. These parcels have a Future Land Use designation of Service Commercial (CS) and are located in the Single-Family Residential (RS-2) Zoning district.

RESPONSES TO VARIANCE CRITERIA

Please find the responses below inn ***Bold Italics*** for this variance as outlined in section 158.295 (C) 1-7:

1. Please explain special conditions and circumstances that exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures,

or buildings in the same zoning district.
RESPONSE: Applicant's properties, herein lots 18 and 19 fall within Conversion Area 24. Despite surrounding parcels largely consisting of Service Commercial (CS), General Commercial (GC), and Warehouse Industrial (WI) Zoning Designations, conversion from Residential to Commercial zoning is restricted for Lots 18 and 19 as it would result in the isolation of the northern adjoining residential lot herein Lot 20 which is of insufficient size to meet the performance standards established for Conversion Area 24.

2. Please explain if these conditions and circumstances result from actions by the applicant
RESPONSE: At present, the surrounding zoning district, Land Use Conversion Area 24, facilitates the change from residential to commercial which has resulted in Fondura Rd largely consisting of commercially or industrial zoned properties. The owner did not cause these lots to be zoned for nonresidential uses but is being restricted in their ability to rezone Lots 18 and 19 as commercial in an effort to better align with the existing character of Conversion Area 24.

3. Please explain how granting the variance requested will not confer on the applicant special privilege that is denied by this chapter to other lands, buildings, or structures, in the same zoning district
RESPONSE: There is no special privilege for Lots 18 and 19 when surrounding lots are zoned commercial. While the rezoning of these lots would isolate lot 20 from surrounding residential properties, it is unreasonable to expect this lot to ever be developed for a single-family dwelling unit. Owners of Lot 20 will also likely need to seek variance approval as they do not meet the minimum size requirements for commercial designation. This should not inhibit Variance approval for Lots 18 and 19 as Lot 24 also does not meet the minimum size requirements for commercial zoning but was granted Variance Approval on July 10th, 2023, under resolution 23-r74.

4. Please explain how a literal interpretation of the provisions of the chapter would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the chapter and would work unnecessary and undue hardship on the applicant
RESPONSE: The literal interpretation of the provisions of the chapter would deprive the applicant of rights commonly enjoyed by other properties within Conversion Area 24 and would work unnecessary and undue hardship on the applicant due to the isolation of Lot 20. However, the owner of Lot 20 must also seek a variance in order to rezone their land to a practical use. It is unreasonable to subject the applicant to unnecessary and undue hardships until the inevitable variance request by owners of adjoining Lot 20.

5. Please illustrate and explain if the variance requested is the minimum variance that will make possible the reasonable use of the land, building, or structure.
RESPONSE: The variance requested would allow the applicant to rezone to a zoning district designation that would permit the development of a commercial use for son's neighboring business. It is reasonable to allow these properties to be rezoned as commercial as it would conform with the overall character of Conversion area 24.

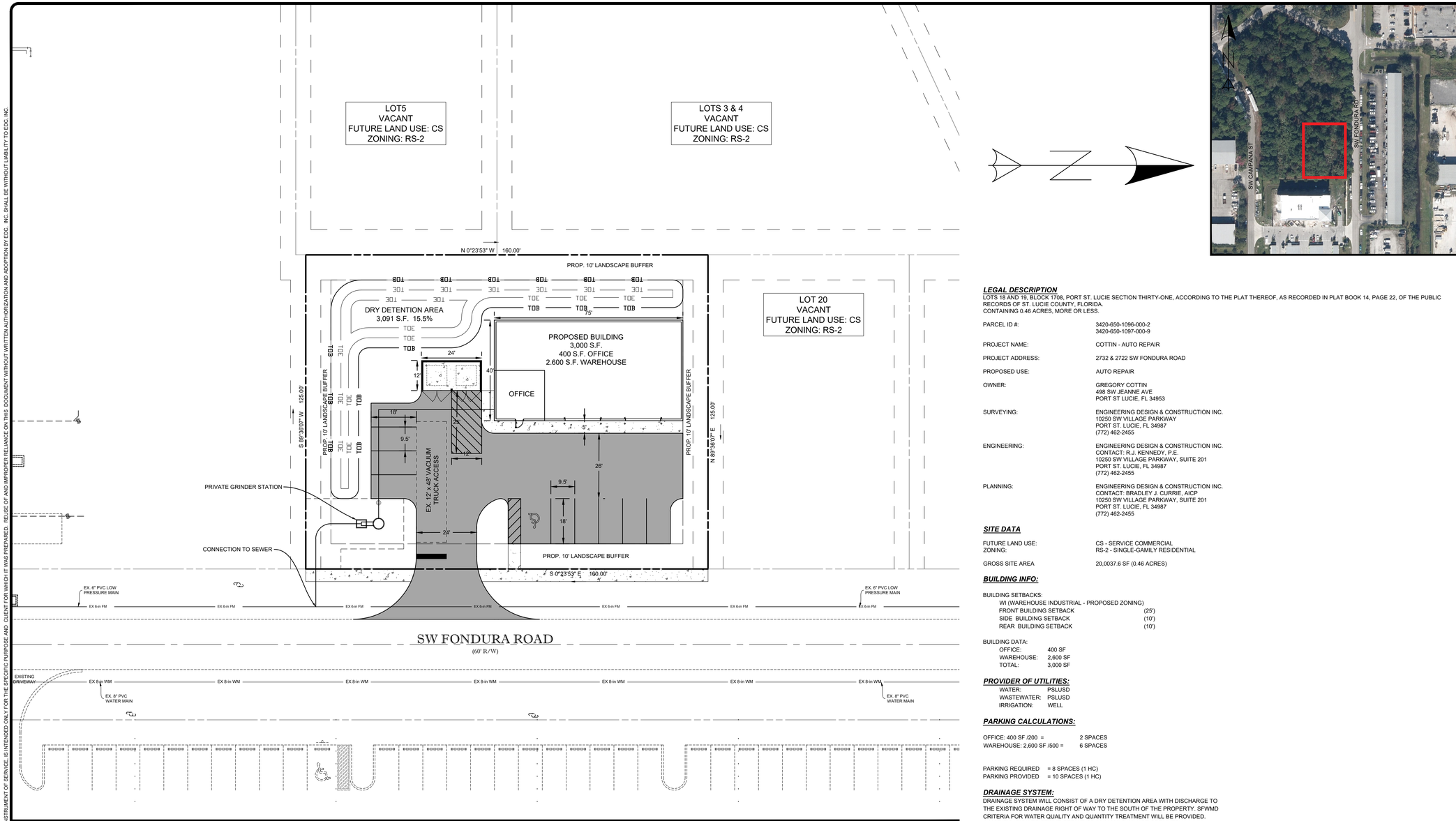
6. Please indicate how granting variance will be in harmony with the general intent and

purpose of the chapter and that granting the variance will not be injurious to the area involved or otherwise detrimental to the public welfare.
RESPONSE: Granting this variance will be in harmony with the general intent and purpose of the chapter in that the rezoning of these parcels would conform with the overall character of the conversion area in question and would allow the applicant's son to continue operation of his business in the area. Additionally, the public welfare of the surrounding community would be unaffected as this area largely consists of Service Commercial and General Commercial at the time of this application.

7. Please indicate that there will be full compliance with any additional conditions and safeguards which the Planning and Zoning Board or Zoning Administrator may prescribe, including but not limited to reasonable time limits within which the action for which variance is required shall be begun or completed, or both.
RESONSE: The applicant is currently seeking to be in full compliance with the conditions and safeguards that the Planning and Zoning Board or Zoning Administrator may prescribe. The applicant will be in full compliance with any additional conditions the Planning and Zoning Board may request.

Based on the above and attached information, the applicant respectfully requests approval of the proposed variance

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LEGAL DESCRIPTION

LOTS 18 AND 19, BLOCK 1708, PORT ST. LUCIE SECTION THIRTY-ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE 22, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
CONTAINING 0.46 ACRES, MORE OR LESS.

PARCEL ID #:	3420-650-1096-000-2 3420-650-1097-000-9
PROJECT NAME:	COTTIN - AUTO REPAIR
PROJECT ADDRESS:	2732 & 2722 SW FONDURA ROAD
PROPOSED USE:	AUTO REPAIR
OWNER:	GREGORY COTTIN 498 SW JEANNE AVE PORT ST LUCIE, FL 34953
SURVEYING:	ENGINEERING DESIGN & CONSTRUCTION INC. 10250 SW VILLAGE PARKWAY PORT ST. LUCIE, FL 34987 (772) 462-2455
ENGINEERING:	ENGINEERING DESIGN & CONSTRUCTION INC. CONTACT: R.J. KENNEDY, P.E. 10250 SW VILLAGE PARKWAY, SUITE 201 PORT ST. LUCIE, FL 34987 (772) 462-2455
PLANNING:	ENGINEERING DESIGN & CONSTRUCTION INC. CONTACT: BRADLEY J. CURRIE, AICP 10250 SW VILLAGE PARKWAY, SUITE 201 PORT ST. LUCIE, FL 34987 (772) 462-2455

SITE DATA

FUTURE LAND USE: ZONING:	CS - SERVICE COMMERCIAL RS-2 - SINGLE-GAMILY RESIDENTIAL
GROSS SITE AREA	20,0037.6 SF (0.46 ACRES)

BUILDING INFO:

BUILDING SETBACKS:
WI (WAREHOUSE INDUSTRIAL - PROPOSED ZONING)

FRONT BUILDING SETBACK	(25')
SIDE BUILDING SETBACK	(10')
REAR BUILDING SETBACK	(10')

BUILDING DATA:

OFFICE:	400 SF
WAREHOUSE:	2,600 SF
TOTAL:	3,000 SF

PROVIDER OF UTILITIES:

WATER:	PSLUSD
WASTEWATER:	PSLUSD
IRRIGATION:	WELL

PARKING CALCULATIONS:

OFFICE: 400 SF /200 = 2 SPACES
WAREHOUSE: 2,600 SF /500 = 6 SPACES

PARKING REQUIRED = 8 SPACES (1 HC)
PARKING PROVIDED = 10 SPACES (1 HC)

DRAINAGE SYSTEM:

DRAINAGE SYSTEM WILL CONSIST OF A DRY DETENTION AREA WITH DISCHARGE TO THE EXISTING DRAINAGE RIGHT OF WAY TO THE SOUTH OF THE PROPERTY. SFWMD CRITERIA FOR WATER QUALITY AND QUANTITY TREATMENT WILL BE PROVIDED. A MODIFICATION TO SFWMD PERMIT GP 56-00332-S WILL BE OBTAINED.

HAZARDOUS WASTE:

ANY AND ALL HAZARDOUS OR TOXIC MATERIALS GENERATED OR USED OR STORED ON SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.

WELLFIELD PROTECTION ORDINANCE:

THIS PROJECT IS NOT LOCATED IN A PUBLIC WATER SUPPLY WELLFIELD PROTECTION ZONE.

ENGINEERS ✪ SURVEYORS
ENVIRONMENTAL✪LAND PLANNERS
INTERIOR DESIGNERS

10250 SW VILLAGE PARKWAY
SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455

www.edc-inc.com

F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

DESIGNED BY	RWF
DRAWN BY	RWF
FILENAME	24x36 LANDSCAPE LAYOUT
SCALE	1" = XX'
DATE	00 JANUARY 2022

REVISION COMMENTS

DATE

COTTIN - 2732 & 2722 SW FONDURA RD

CONCEPTUAL SITE PLAN

PORT ST. LUCIE FLORIDA

ENGINEERS ✪ SURVEYORS
ENVIRONMENTAL✪LAND PLANNERS
INTERIOR DESIGNERS
10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455

PSL PROJECT NO.
P23-239
PSLUSD FILE NO.
XXX

23-367

XX OF 1

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC.

Z:\EDC-2023\23-367 - Cottin - Fondura Road\ENGINEERING\AutoCAD\DWG\23-367 (01-08-2023) - CSP R2.dwg, 24x36 LANDSCAPE, 1/11/2024 6:10:59 PM, victo, EDC, Inc., EDC, Inc.

Gregory D. Cottin (TR)
498 SW Jeanne Ave
Port St. Lucie, FL 34953

AGENT CONSENT FORM

Project Name: Cottin – Fondura Rd

Parcel ID(s): 3420-650-1096-000-2 & 3420-650-1097-000-9

BEFORE ME THIS DAY PERSONALLY APPEARED GREGORY D. COTTIN, TR, WHO BEING DULY SWORN, DEPOSES AND SAYS THE FOLLOWING:

I hereby give CONSENT to Engineering Design & Construction, Inc. to act on my behalf, to submit or have submitted applications and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining all City, County and State permits for completion of the project indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application for the proposed use of a commercial development.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 22 day of Dec, 2023, by Gregory D. Cottin (Name of Person Acknowledging) who is personally known to me or who has produced Fla. Drivers License (type of identification) as identification and who did (did not) take an oath.

Nancy L. Stamm
Notary Signature

Nancy L. Stamm
Printed Name of Notary

(Notary Seal)

NANCY L. STAMM
MY COMMISSION # HH349577
EXPIRES: January 12, 2027

My commission expires

Greg D Cott
Owner's Signature

GREGORY D. COTTIN
Owner's Name

498 SW JEANNE AVE
Street Address

PORT ST. LUCIE, FL 34953
City, State, Zip

561-603-0499 gregorycottin@comcast.net
Telephone / Email

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4343052 OR BOOK 4033 PAGE 2245, Recorded 08/22/2017 10:49:51 AM Doc Tax: $0.70

This instrument prepared by:
M. Lanning Fox
Fox, Wackeen, Dungey, Beard, Bush,Goldman,
Waters, Robison, van Vonno & McCluskey, LLP
3473 SE Willoughby Boulevard
Stuart, Florida 34995
File # CO256S01

THIS DEED PREPARED WITHOUT THE BENEFIT OF TITLE EXAMINATION

WARRANTY DEED TO TRUSTEE
(STATUTORY REFERENCE - §689.073 & Chapter 736, F.S.)

Ad Valorem Tax Identification # 3420-650-1096-000/2 and 3420-650-1097-000/9

THIS INDENTURE WITNESSETH, that the Grantor, Gregory D. Cottin and Patricia H. Cottin, husband and wife, of the County of Martin and State of Florida, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration in hand paid, receipt of which is acknowledged, grants, conveys and warrants unto Gregory D. Cottin and Patricia H. Cottin, as Co-Trustees under the provisions of the Cottin Family Trust dated August 16, 2017, and any amendments thereto, (the "Trust"), of 7768 SE Fork Drive, Stuart, FL, and who is herein referred to as "Grantee" or the "Trustee", the following-described property (the "Property") situated in St. Lucie, County, Florida:

Parcel 1:

Lot 18, Block 1708, Port St. Lucie Section Thirty One, according to the map or plat thereof, as recorded in Plat Book 14, Page(s) 22, of the Public Records of St. Lucie County, Florida.

Parcel 2:

Lot 19, Block 1708, Port St. Lucie Section Thirty One, according to the map or plat thereof, as recorded in Plat Book 14, Page(s) 22, of the Public Records of St. Lucie County, Florida.

Together with all appurtenances, privileges, rights, interests, dower, reversions, remainders and easements thereunto appertaining.

TO HAVE AND TO HOLD the Property in fee simple upon the Trust and for the uses and purposes herein and those set forth in the Trust, with full power and authority to protect, conserve and to sell, or to lease or to encumber, or to otherwise manage and dispose the Property.

This conveyance is granted pursuant to and shall be governed by the provisions of Section 689.073, Florida Statutes, and the Trust governed by Chapter 736, Florida Statutes.

Full power and authority is hereby granted to the Trustee to improve, subdivide, protect, conserve, sell, lease, encumber and otherwise manage and dispose of the Property or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, to resubdivide the Property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey the Property or any part thereof to a successor or successors in trust and to grant the successor or successors in trust of all the title, estate, powers and authorities vested in the Trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber the Property, or any part thereof, to lease the Property or any part thereof, from time to time, in possession or reversion, by leases to

commence in present or in future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 99 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or in any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange the Property, or any part thereof, for other real or personal property, to submit the Property to condominium or to a declaration of covenants and restriction for a homeowner's association, to grant easements or charges of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to the Property or any part thereof, and to deal with the Property and every part thereof in all other ways and for any other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

The written acceptance by the successor trustee, recorded among the public records in the county where the Property is located, together with evidence of the Trustee's death, disability, or resignation, shall be deemed conclusive proof that the successor trustee provisions of the Trust have been complied with. Evidence of the Trustee's death shall consist of a certified copy of the Trustee's death certificate. Evidence of the Trustee's disability shall consist of a licensed physician's affidavit establishing that the Trustee is incapable of performing the Trustee's duties as Trustee of the Trust. Evidence of the Trustee's resignation shall consist of a resignation, duly executed and acknowledged by the Trustee. The successor trustee shall have the same powers granted to the original Trustee as set forth herein.

Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with the Property shall be as Trustee of an express trust and not individually, and the Trustee shall have no obligation whatsoever with respect to any contract, obligation or indebtedness except only so far as the Property in the actual possession of the Trustee shall be applicable for the payment and discharge thereof; it is expressly understood that any representations, warranties, covenants, undertakings and agreements hereinafter made on part of the Trustee, whole in form purporting to be the representations, warranties, covenants, undertakings and agreements of the Trustee, are nevertheless made and intended not as personal representations, warranties, covenants, undertakings and agreements by the Trustee or for the purpose or with the intention of binding the Trustee personally, but are made and intended for the purpose of binding only the Property specifically described herein; and that no personal liability or personal responsibility is assumed by nor shall at any time be asserted or enforceable against the Trustee individually on account of any instrument executed by or on account of any representation, warranty, covenant, undertaking or agreement of the Trustee, either expressed or implied, all personal liability, if any, being expressly waived and released and all persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this deed.

In no case shall any party dealing with the Trustee in relation to the Property, or to whom the Property or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the Trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the Property, or be obliged to see that the terms of the Trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the Trustee, or be obliged or privileged to inquire into any of the terms of the Trust; and every deed, trust deed, mortgage, lease or other instrument executed by the Trustee in relation to the Property shall be conclusive evidence in favor of every person relying upon or claiming under any conveyance, lease or other instrument, (a) that at the time of delivery thereof the trust created by this Indenture and by the Trust was in full force and effect, (b) that the conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in the Trust or in some amendment thereof and binding upon all

beneficiaries thereunder, (c) that the Trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument, and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of the Trustee's predecessor in trust.

AND the Grantor hereby covenants with the Grantee that Grantor is lawfully seized of the Property in fee simple; that the Grantor has good right and lawful authority to sell and convey the Property; that the Grantor hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons whomsoever; and that the Property is free of all encumbrances.

IN WITNESS WHEREOF, the Grantor aforesaid has hereunto set their hands and seals this 16th day of August, 2017.

Signed, sealed and delivered in our presence:

Witness Name: Danielle Beggs
Please Print, Type or Stamp
As to Grantor

Witness Name: Monica Swords
Please Print, Type or Stamp
As to Grantor

(SEAL)
Gregory Cottin

(SEAL)
Patricia H. Cottin

State of Florida
County of Martin

The foregoing instrument was acknowledged before me this 16th day of August, 2017, by Gregory Cottin and Patricia H. Cottin, his wife, who is personally known to me, or has provided a driver's license as identification and who has not taken an oath.

Name: Danielle Beggs
Typed, printed or stamped
I am a Notary Public of the State of Florida having a commission number of _____ and my commission expires:
_____

(NOTARY SEAL)

DANIELLE BEGGS
MY COMMISSION # FF 195697
EXPIRES: February 3, 2019
Bonded Thru Notary Public Underwriters

THIS DEED IS A CONVEYANCE TO A TRUSTEE FROM A GRANTOR WHO HAS THE POWER TO REVOKE THE TRUST INSTRUMENT, WHICH IS NOT PURSUANT TO A SALE AND IS NOT SUBJECT TO FLORIDA DOCUMENTARY STAMP TAX, AS PROVIDED IN SECTION 12B-4.013(29)(i), FLORIDA ADMINISTRATIVE CODE.

G:\Cottin, Gregory and Patricia - CO256\Assets\Warranty Deed to Trustee St. Lucie Cty.wpd

Gregory Cottin Variance

Gregory Cottin
Variance
Project No. P23-239

Planning and Zoning Board Meeting
Cody Sisk, Planner II
March 5, 2024

Request Summary

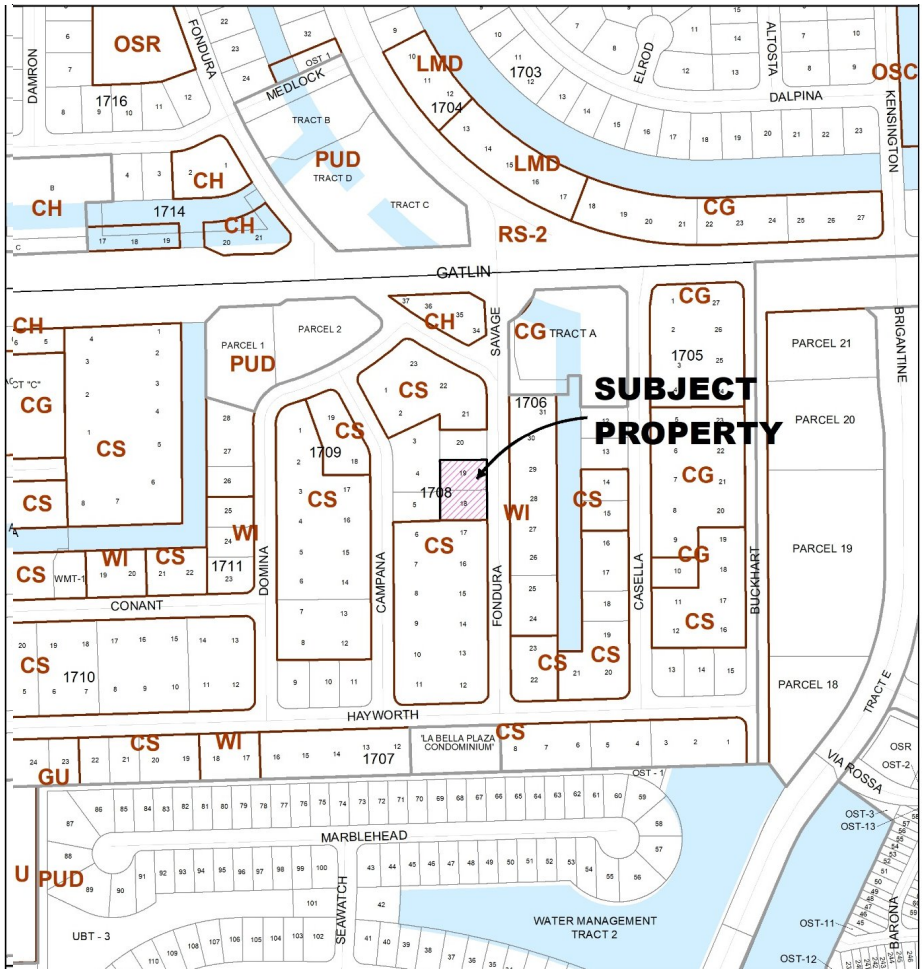
- Owner/Applicant: Gregory D. Cottin (TR) and Patricia H Cottin (TR)

- Location: 2722 SW Fondura Road and 2732 SW Fondura Road

- Request: To grant a variance to allow an isolation of a parcel. Appendix B, Land Use Conversion Manual of the City's Zoning Code requires that rezoning petitions for the conversion of residentially zoned lots avoid the isolation of lots that are insufficient in size to meet the performance standards established for a particular conversion area.

Surrounding Areas

Direction	Existing Use	Future Land Use	Zoning
North	Vacant	CS	RS-2
South	Self-Storage	CS	CS
East	Self-Storage	CS	WI
West	Vacant	CS	RS-2



Variance Criteria

1. Please explain special conditions and circumstances that exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district;

2. Please explain if these conditions and circumstances result from actions by the applicant;

3. Please explain how granting the variance requested will not confer on the applicant special privilege that is denied by this chapter to other lands, buildings, or structures, in the same zoning district;

4. Please explain how a literal interpretation of the provisions of the chapter would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the chapter and would work unnecessary and undue hardship on the applicant;

5. Please illustrate and explain if the variance requested is the minimum variance that will make possible the reasonable use of the land, building, or structure;

6. Please indicate how granting variance will be in harmony with the general intent and purpose of the chapter and that granting the variance will not be injurious to the area involved or otherwise detrimental to the public welfare;

7. Please indicate that there will be full compliance with any additional conditions and safeguards which the Planning and Zoning Board or Zoning Administrator may prescribe, including but not limited to reasonable time limits within which the action for which variance is required shall be begun or completed, or both

Conversion Area - Performance Standards Variance Criteria

1) Any application which would result in adjacent lots becoming non-conforming to the conversion standards may be required to submit a
conceptual site plan as a part of the variance.

2) The plan shall designate adequate buffers surrounding the site and remaining properties.

3) Where appropriate, the plan shall be designed as one project and must provide for shared access and parking of any remaining, or adjacent lots or parcels which would not conform to the conversion standards as a result of the variance. It shall not result in isolation or landlocked lots without providing access.

4) The plan shall not allow for access onto residential streets or non-conversion area streets.

5) The plan shall require the recording of Unity of Title for the project to prohibit further division and sale of separate lots which were a part of the overall approved site plan. Also, recording of access easements for future use of the remaining adjacent lots is required. Verification of this is required prior to the issuance of building permits for the project.

Planning and Zoning Board Action Options:

- Make a motion to recommend approval with the following condition: Cross access to Lot 20 from Lots 18 and 19 shall be required.

- Make a motion to recommend approval to the City Council

- Make a motion to recommend denial to the City Council

- Make a motion to table

Agenda Summary

2024-209

Agenda Date: 3/5/2024 **Agenda Item No.:** 8.h

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P24-011 City of PSL- Northport Utility Site - Rezoning

Location: West of the intersection of NE Airoso Blvd. and NE St. James Dr.
Legal Description: Port St. Lucie Section 25, Tract M and a portion of Section 20, Township 36 South, Range 40 East, St. Lucie County, Florida
This is a request to rezone from Institutional (I) to Utility (U) zoning district.

Submitted By: Bianca Lee, Planning & Zoning Department, Planner II

Executive Summary: The applicant is requesting the rezoning of two parcels totaling 23.04-acres, from Institutional (I) to Utility (U) to be consistent with the City's Comprehensive Plan. The Utility (U) zoning district allows permitted uses as listed per Section 158.137 of the City's Zoning Code. The proposed rezoning to the Utility (U) Zoning District is compatible with the property's existing Utility (U) future land use.

Presentation Information: A presentation will be given.

Staff Recommendation: Move that the Board recommend approval of the rezoning request.

Alternate Recommendations:

1. Move that the Board recommends denial of the request.

Background: See attached staff report.

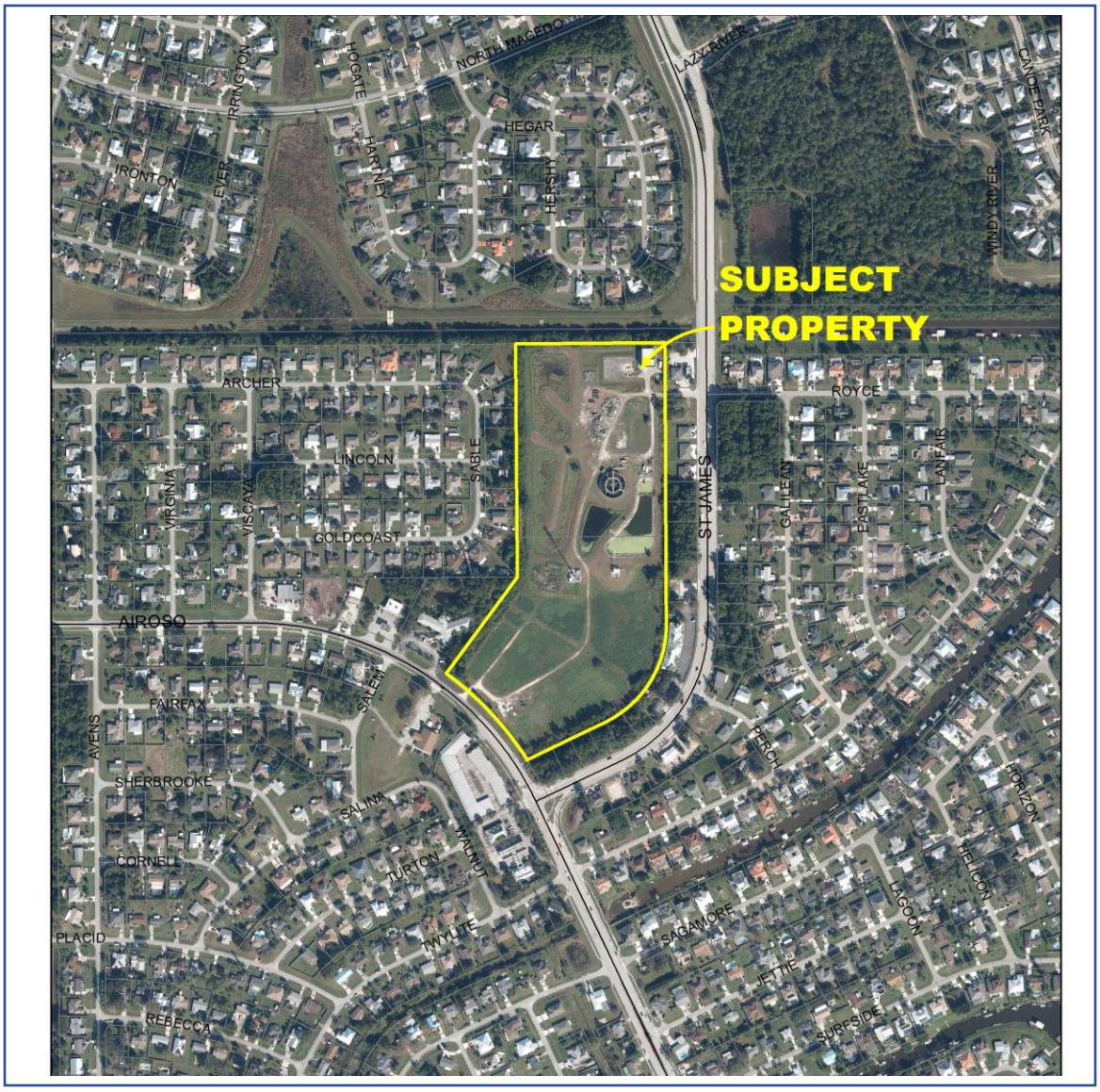
Issues/Analysis: See attached staff report.

Special Consideration: N/A

Location of Project: 281 NW Saint James Dr.

Attachments: 1. Staff report, 2. Application, 3. Deed, 4. Memorandum, 5. Staff presentation

City of PSL-Northport Utility Site
Rezoning
P24-011



Project Location Map

SUMMARY

Applicant's Request:	Rezoning from Institutional (I) to Utility (U)
Applicant:	Stefanie Beskovoyne
Property Owner:	The City of Port St. Lucie
Location:	West of the intersection of NE Airoso Blvd. & NE St. James Dr.
Address:	281 NW St. James Dr.
Project Planner:	Bianca Lee, Planner II

Project Description

The applicant is requesting the rezoning of two parcels totaling 23.04-acres, from Institutional (I) to Utility (U) to be consistent with the City's Comprehensive Plan. The property is legally described as Port St. Lucie Section 25, Tract M and a portion of Section 20, Township 36 South, Range 40 East, St. Lucie County, Florida. The subject property's address is 281 NW Saint James Dr.

The property has a future land use classification of Utility (U), and a zoning designation of Institutional (I). The proposed rezoning to the Utility (U) Zoning District is compatible with the property's existing Utility (U) future land use. The U Zoning District permits publicly owned or operated buildings or uses.

Background

The property contains a decommissioned wastewater treatment plant. The remaining uses of the property are a wastewater booster station, fuel tank and generator. There is also a wireless communication tower on the property.

Public Notice Requirements

Public notice was mailed to owners within 750 feet of the property and the item was included in the ad for the March 5, 2024, Planning & Zoning Board meeting.

Location and Site Information

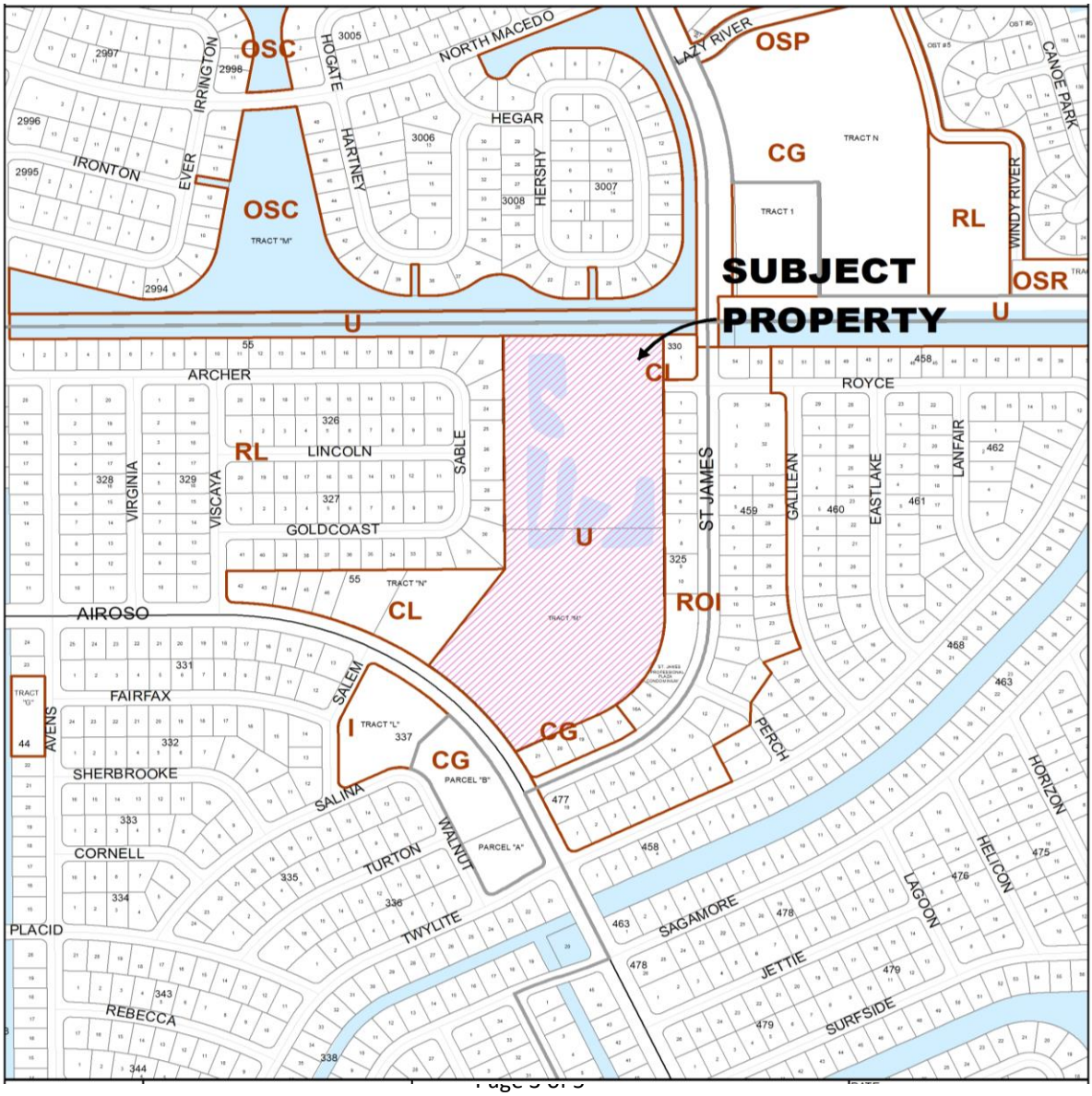
Parcel Numbers:	3420-620-0004-000-1 & 3420-111-0000-000-0
Property Size:	23.04 acres: 1,003,622.4 SF
Legal Description:	Port St. Lucie Section 25, Tract M and a portion of Section 20, Township 36 South, Range 40 East, St. Lucie County, Florida
Future Land Use:	U- Utility
Existing Zoning:	Institutional
Existing Use:	Decommissioned wastewater treatment facility
Requested Zoning:	Utility
Proposed Use:	A use consistent with the Utility Zoning District & Comprehensive Plan

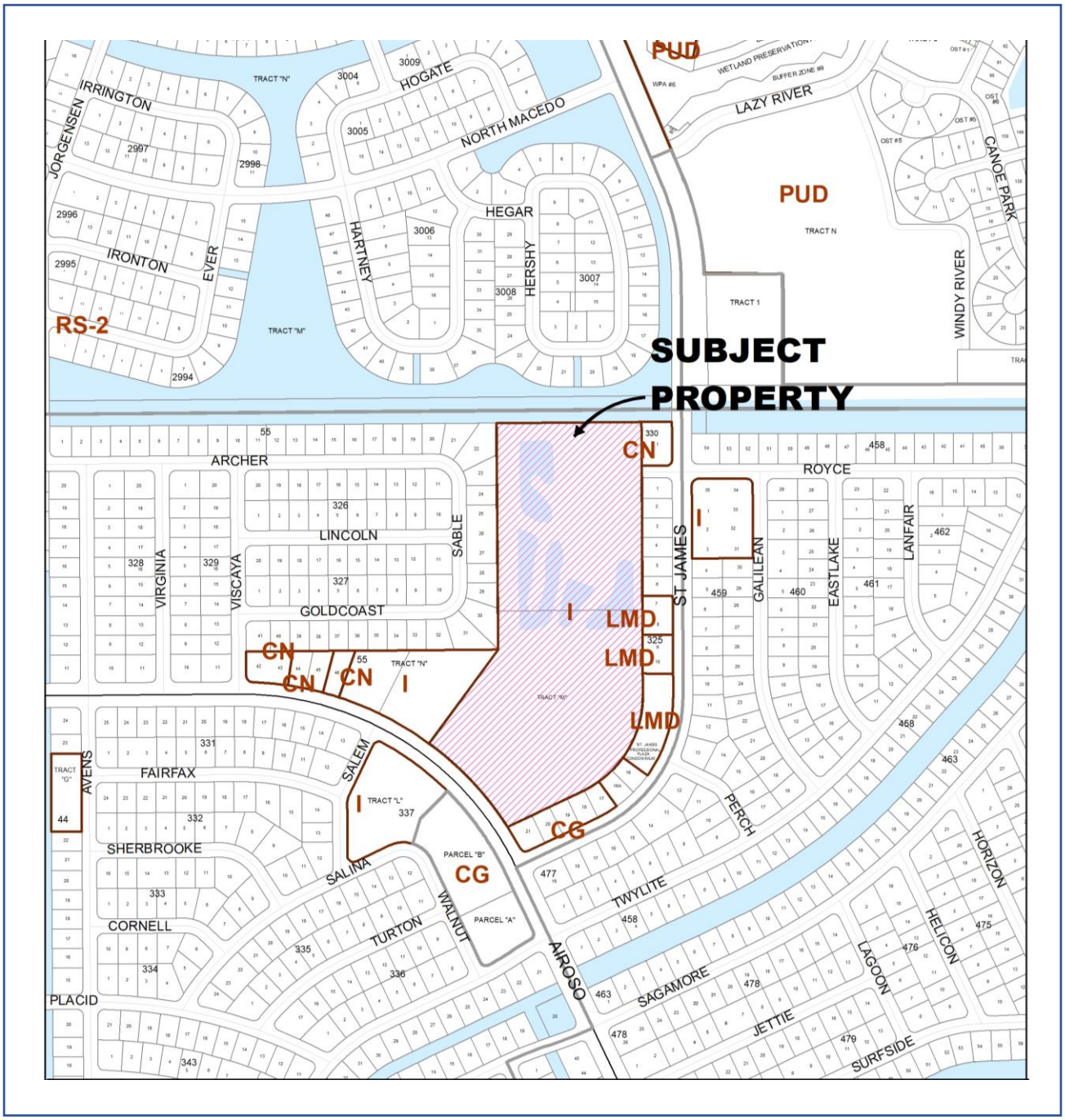
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	U	U	Utility
South	CG & I	CG & I	Self-storage & Church
East	CG, ROI, LMD, & CL	CG, LMD, RS-2, & CN	Retail strip, vacant, Single-family homes, & Gas station
West	RL & CL	RS-2 & I	ALF & Single-family homes

U-Utility, CG- General Commercial, I-Institutional, ROI-Residential, Office & Institutional, LMD-Limited Mixed-Use, CL- Limited Commercial, RL-Low Density Residential, & CN-Neighborhood Convenience Commercial

Future Land Use Map




SUBJECT
PROPERTY
PUD
PUD
RS-2
CN
CN
CN
CN
I
I
I
LMD
LMD
LMD
CG
CG
TRACT "N"
TRACT "M"
TRACT "L"
TRACT 1
TRACT N
HOGATE
NORTH MACEDO
IRRINGTON
JORGENSEN
IRONTON
EVER
HARTNEY
HEGAR
HERSHY
LAZY RIVER
CANOE PARK
WINDY RIVER
ARCHER
LINCOLN
GOLDCOAST
SABLE
VIRGINIA
VISCAYA
ROYCE
ST JAMES
GALILEAN
EASTLAKE
LANFAIR
FAIRFAX
AVENS
SALEM
SHERBROOKE
CORNELL
PLACID
SALINA
TURTON
WALNUT
PARCEL "A"
PARCEL "B"
AIROSO
PERCH
TWYLITE
SAGAMORE
JETTIE
LAGOON
HELICON
HORIZON
SURFSIDE

Zoning Map

IMPACTS AND FINDINGS

COMPREHENSIVE PLAN REVIEW

Land Use Consistency: Proposed zoning of Utility is compatible with Policy 1.1.4.13 and future land use classification of Utility (U).

ZONING REVIEW

Justification Statement: The purpose of this request is to rezone the parcel for its existing use and future development which aligns with any proposed uses and the direction and intent of the Utility Zoning District within the City of Port St. Lucie's Comprehensive Plan.

Staff Analysis: The rezoning classification complies with the direction and intent of the City of Port St. Lucie Comprehensive Plan. The Utility Zoning District (U) is compatible with the Utility (U) future land use classification, Policy 1.1.4.13 of the Future Land Use Element.

ENVIRONMENTAL REVIEW

N/A

RELATED PROJECTS

City of PSL-Northport Expansion site plan; approved by the City Council on April 12, 2004 (P04-081).
Sprint/Northport Wastewater Treatment Plant Special Exception Use; approved by the City Council on January 14, 2002, by resolution 02-R2 (P01-241).
Sprint/Northport Wastewater Treatment Plant Site Plan; approved by the Planning & Zoning Board on December 3, 2001 & by the City Council on January 14, 2002, with conditions (P01-240).
Sprint Backup Power Site Plan; administrative approval September 16, 2005 (P05-306).

STAFF RECOMMENDATION

The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the future land use map and policies of the City's Comprehensive Plan and recommends approval.

Planning and Zoning Board Action Options:

- Motion to recommend approval to the City Council
- Motion to recommend denial to the City Council

Please note: Should the Board need further clarification or information from either the applicant and/or staff, it may exercise the right to *table* or *continue* the hearing or review to a future meeting.

REZONING APPLICATION

CITY OF PORT ST. LUCIE
Planning & Zoning Department
121 SW Port St. Lucie Boulevard
Port St. Lucie, Florida 34984
(772) 871-5213

FOR OFFICE USE ONLY

Planning Dept._____
Fee (Nonrefundable)$_____
Receipt #_____

Refer to "Fee Schedule" for application fee. Make checks payable to the "City of Port St. Lucie". Fee is nonrefundable unless application is withdrawn prior to the Planning and Zoning Board Meeting. **All** items on this application should be addressed, otherwise it cannot be processed. Attach proof of ownership: two copies of recorded deed. If the application includes more than one (1) lot, our Legal Department will contact you regarding execution of the required Unity of Title. Please type or print clearly in **BLACK** ink.

PRIMARY CONTACT EMAIL ADDRESS: SBeskovoyne@cityofPSL.com

PROPERTY OWNER:

Name: City of Port St. Lucie, a Florida municipal corporation

Address: 121 SW Port St. Lucie Blvd.

Telephone No.: (772) 873-6415 Email_____

AGENT OF OWNER (if any) 281 NW Saint James Drive

Name: _____

Address: _____

Telephone No.: _____ Email_____

PROPERTY INFORMATION

Legal Description: (Include Plat Book and Page) Section 33, Twp. 36 S, Range 40 E (Plat Book 22, P.19)

Parcel I.D. Number: 3420-111-0000-000-0 | 3420-620-0004-000-1

Current Zoning: Industrial

Proposed Zoning: Utility

Future Land Use Designation: _____ Acreage of Property: 22 Acres (10.6 | 12.44)

Reason for Rezoning Request: The USD intends to redevelop the site for a pole barn and warehouse.

*Signature of Owner _____ Jesus Mateo Hand Print Name _____ 1/18/24 Date

***If signature is not that of the owner, a letter of authorization from the owner is needed.**

NOTE: Signature on this application acknowledges that a certificate of concurrency for adequate public facilities as needed to service this project has not yet been determined. Adequacy of public facility services is not guaranteed at this stage in the development review process. Adequacy for public facilities is determined through certification of concurrency and the issuance of final local development orders as may be necessary for this project to be determined based on the application material submitted.

P24-011 City of PSL-Northport Utility Site

TYPE	STATUS	BUILDING TYPE
R	SUBMITTED	

ASSIGNED TO

Bianca Lee

ADDRESS

281 NW St James

SECTION	BLOCK	LOT
25	Tr M	

LEGAL DESCRIPTION

Section 25 Tract M

SITE LOCATION

St. James/Airoso

PARCEL #

3420-111-0000-000-0 3420-620-0004-000-1

CURRENT LANDUSE	PROPOSED LANDUSE	CURRENT ZONING	PROPOSED ZONING
U		IN	U

ACREAGE	NON-RESIDENTIAL SQ. FOOTAGE	NO. OF RESIDENTIAL UNITS
22		

NO. OF LOTS OR TRACTS	NO. OF SHEETS IN PLAT
0	0

UTILITY PROVIDER

CITY OF PORT ST. LUCIE

DESCRIBE REQUEST

The USD wishes to Rezone the two parcels at Northport Utility Site from Industrial to Utility.

Primary Contact Email

sbeskovoyne@cityofpsl.com

AGENT/APPLICANT

FIRST NAME	LAST NAME
Stefanie	Beskovoyne

Business Name

City of Port St. Lucie

ADDRESS

1001 SE Prineville Street

CITY	STATE	ZIP
Port St. Lucie	FL	34986

EMAIL	PHONE
sbeskovoyne@cityofpsl.com	7728736415

AUTHORIZED SIGNATORY OF CORPORATION

FIRST NAME	LAST NAME

ADDRESS

CITY	STATE	ZIP

EMAIL	PHONE

PROJECT ARCHITECT/ENGINEER	
FIRST NAME	LAST NAME

Business Name

ADDRESS

CITY	STATE	ZIP

EMAIL	PHONE

PROPERTY OWNER		
Business Name		
City of Port St. Lucie USD		
ADDRESS		
1001 SE Prineville Street		
CITY	**STATE**	**ZIP**
Port St. Lucie	FL	34983
EMAIL	**PHONE**	
sbeskovoyne@cityofpsl.com	(772) 873-6415	
FINAL PERMIT INSPECTION REQUIRED BY:		

This instrument prepared by
and return to:

Robert N. Klein, Esq.
Dean, Mead & Minton
1903 South 25th Street, Suite 200
Post Office Box 2757
Fort Pierce, Florida 34954-2757
(407) 464-7700

JoAnne Holman, Clerk of the Circuit Court - St. Lucie County
File Number: 1353140 OR BOOK 0922 PAGE 1158
Recorded: 09-30-94 01:38 P.M.

DEED

THIS DEED is made as of the 30th day of September, 1994, by ST. LUCIE COUNTY, FLORIDA, a political subdivision of the State of Florida, whose post office address is 2300 Virginia Avenue, Fort Pierce, Florida 34950 ("Grantor"), to CITY OF PORT ST. LUCIE, FLORIDA, a municipality organized under the laws of the State of Florida, whose post office address is 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida 34982 ("Grantee").

(Whenever used herein, the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, personal representatives and assigns of individuals and the successors and assigns of corporations, partnerships, governmental and quasi-governmental entities.)

W I T N E S S E T H:

That Grantor, for and in consideration of the sum of Ten Dollars ($10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, all that certain parcels of real property (collectively, the "Land") situate in St. Lucie County, Florida and more particularly described in Composite Exhibit "A", attached hereto and made a part hereof.

GRANTOR EXECUTES, DELIVERS AND RECORDS THIS DEED IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, TO CONVEY TO GRANTEE ALL OF GRANTOR'S RIGHT, TITLE AND INTEREST IN AND TO ALL OF THE PROPERTIES, FEE TITLE TO WHICH WAS CONVEYED TO GRANTOR PURSUANT TO THAT CERTAIN STIPULATED ORDER OF TAKING DATED JUNE 5, 1990, AND RECORDED IN OFFICIAL RECORDS BOOK 817, PAGE 2091, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, any and all improvements lying or located upon or under the Land and any and all improvements used in the provision of water, wastewater and propane gas services lying or located upon or under any public right-of-way.

TO HAVE AND TO HOLD the same in fee simple forever.

SUBJECT TO real property taxes for the year of conveyance and easements, covenants, restrictions, reservations, zoning ordinances and other matters of record, if any, but this reference shall not operate to reimpose any of the foregoing.

IN WITNESS WHEREOF, the party referred to above as Grantor has caused this instrument to be executed and delivered in its name and has intended the same to be and become effective as of the day and year first above written.

ATTEST:

A. Willie Whitfield
Deputy Clerk
of the Circuit Court

(OFFICIAL SEAL)

CIRCUIT & COUNTY COURTS
CLERK
IN GOD WE TRUST
ST. LUCIE COUNTY, FLORIDA

ST. LUCIE COUNTY, FLORIDA, a political subdivision of the State of Florida

By: Denny Green
Denny Green, Vice Chairman
Board of County Commissioners

BOARD OF COUNTY COMMISSIONERS * FLORIDA * ST LUCIE COUNTY

APPROVED AS TO FORM AND CORRECTNESS:

By: for Daniel S. McIntyre,
County Attorney

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me this 29th day of September, 1994, by DENNY GREEN, as Vice Chairman, Board of County Commissioners of ST. LUCIE COUNTY, FLORIDA, a political subdivision of the State of Florida. Said person (check one) ☒ is personally known to me, ☐ produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or ☐ produced other identification, to wit: _____

Lorene P. Spencer
Print Name: Lorene P. Spencer
Notary Public, State of Florida
Commission No.: _____
My Commission Expires:

OFFICIAL NOTARY SEAL
LORENE P SPENCER
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC179654
MY COMMISSION EXP. MAR. 31,1996

deeds\18995lsr.10

Commitment No. WP1
Company File No. WP1

LEGAL DESCRIPTION

Beginning at the Northwest corner of Section 33, Township 36 South, Range 40 East; thence North 89 degrees 56 minutes 30 seconds East a distance of 2,160.01 feet to point of beginning. Thence North 00 degrees 18 minutes 30 seconds West a distance of 449.11 feet; thence along a curve bearing to the right (having a radius of 25 feet and a central angle of 90 degrees) a distance of 39.27 feet; thence along a curve bearing to the left (having a radius of 1633.20 feet and a central angle of 14 degrees 15 minutes a distance of 422.82 feet; thence North 74 degrees 51 minutes 30 seconds East a distance of 298.76 feet; thence South 12 degrees 57 minutes 30 seconds East a distance of 767.90 feet; thence South 70 degrees 30 minutes 00 seconds West a distance of 919.83 feet; thence along curve bearing to right (having a radius of 25 feet and a central angle of 109 degrees, 26 minutes, 30 seconds), a distance of 47.75 feet; thence North 00 degrees 03 minutes 30 seconds West a distance of 422.90 feet to the point of beginning

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

A parcel of land in Sections 28 and 33, Township 36 South, Range 40 East, said parcel being a part of that not included Tract as recorded in O.R. Book 104 on Pages 484 thru 486 lying between Prineville Street and Block 265 of PORT ST. LUCIE SECTION TWENTY FOUR as recorded in Plat Book 13, pages 31, 31A thru 31C of the Public Records of St. Lucie County, Florida, said parcel being more particularly described as follow:

COMMENCE at a point on the East line of a 60.00 foot right-of-way for Prineville Street, where it intersects the South line of Section 28, Township 36 South, Range 40 East; thence run North 00 degrees 18 minutes 30 seconds West along said East line 86.89 feet to the POINT OF BEGINNING of the parcel to be described; thence continue North 00 degrees 18 minutes 30 seconds West, 229.15 feet; thence run North 88 degrees 31 minutes 30 seconds East, 89.40 feet; thence North 04 degrees 11 minutes 23 seconds West 61.51 feet; thence North 83 degrees 39 minutes 56 seconds East 79.13 feet, thence North 07 degrees 06 minutes 11 seconds West 62.89 feet; thence North 43 degrees 23 minutes 26 seconds East 44.53 feet, to a point on the South right-of-way line of Greenway Terrace (60.00 foot right-of-way); thence on a curve concaved to the North having a radius of 1633.20 feet, thence run in an Easterly direction along the arc of said curve through a central angle of 09 degrees 07 minutes 57 seconds (having a chord bearing of North 79 degrees 25 minutes 28.5 seconds East) 260.32 feet, along said South right-of-way line to the point of tangent of said curve, thence run North 74 degrees 51 minutes 30 seconds East, 240.28 feet, thence leaving said South right-of-way line run South 16 degrees 28 minutes 09 seconds East 50.44 feet; thence North 80 degrees 06 minutes 47 seconds East 55.43 feet to the West line of Block 265, of said Port St. Lucie Section Twenty Four, thence run South 12 degrees 57 minutes 30 seconds East along said West line 160.88 feet, thence run South 80 degrees 37 minutes 30 seconds West 129.40 feet, thence South 03 degrees 53 minutes 25 seconds East 89.18 feet, thence South 87 degrees 43 minutes 15 seconds West 112.01 feet, thence South 02 degrees 44 minutes 02 seconds East 186.80 feet, thence South 84 degrees 09 minutes 58 seconds West, 11.21 feet, thence South 43 degrees 11 minutes 36 seconds West (crossing the South line of said Section 28) 138.57 feet, thence South 88 degrees 36 minutes 37 seconds West 206.75 feet, thence North 55 degrees 21 minutes 38 seconds West (crossing the South line of said Section 28) 61.31 feet, thence South 89 degrees 17 minutes 41 seconds West 100.16 feet, thence North 00 degrees 18 minutes 51 seconds West 65.80 feet, thence South 88 degrees 31 minutes 30 seconds West 89.40 feet to the POINT OF BEGINNING.

Parcel I.D. #3428-344-0001-010/0; 3428-344-0001-020/3; 3428-344-0001-030/6

Commitment No. WP2 & LBH
Company File No. WP2

LEGAL DESCRIPTION

Tract C of Port St. Lucie Section Fifty Two, according to the plat thereof, as recorded in Plat Book 22, pages 19, 19A and 19B, of the Public Records of St. Lucie County, Florida.

Parcel I.D.#3420-760-0003-000/5

Commitment No. WP3
Company File No. WP3

LEGAL DESCRIPTION

Commencing at the Northwest corner of Section 14, Township 37 South, Range 40 East, thence S 00 degrees 14 minutes 25 seconds E along the West line of said Section 14 a distance of 880.84 feet; thence N 89 degrees 45 minutes 35 seconds E a distance of 55.00 feet to the Point of Beginning of the tract of land hereinafter described; thence continue N 89 degrees 45 minutes 35 seconds E a distance of 60.29 feet to a point of curvature; thence Southeasterly along the arc of a circular curve to the right, having a radius of 70.00 feet and a central angle of 86 degrees 37 minutes 47 seconds, a distance of 105.84 feet to a point of reverse curvature; thence Southeasterly along the arc of a circular curve to the left, having a radius of 240.96 feet and a central angle of 49 degrees 01 minutes 32 seconds, a distance of 206.18 feet to a point of reverse curvature; thence Southerly and Southwesterly along the arc of a circular curve to the right, having a radius of 231.43 feet and a central angle of 67 degrees 45 minutes 49 seconds, a distance of 273.71 feet; thence S 89 degrees 45 minutes 35 seconds W a distance of 110.21 feet to the Northeast corner of that parcel described in O.R. Book 389, page 1769, Public Records of St. Lucie County, Florida; thence continue S 89 degrees 45 minutes 35 seconds W a distance of 184.00 feet to the Northwest corner on said parcel described in said O.R. Book 389, page 1769; thence S 23 degrees 28 minutes 07 seconds W a distance of 90.54 feet to a point on a line that is 30.00 feet East of, as measured at right angles to the West line of said Section 14; thence N 00 degrees 14 minutes 25 seconds W a distance of 545.21 feet to a Point of Curvature of a circular curve concave to the Southeast, having a radius of 25.00 feet; thence Northeasterly along the arc of said curve a distance of 39.27 feet through a central angle of 90 degrees 00 minutes 00 seconds to the Point of Beginning.

Parcel I.D. #4414-223-0005-000/3

Commitment No. SP1
Company File No. SP1

LEGAL DESCRIPTION

A parcel of land lying in the Northeast Quarter (NE 1/4) of Section 20, Township 36 South, Range 40 East, St. Lucie County, Florida, being more particularly described as follows:

All of Tract M and all of the 10.6 acre "Not Included" parcel as shown on the Plat of Port St. Lucie Section Twenty Five and recorded in Plat Book 13, pages 32 and 32A through 32I, of the Public Records of St. Lucie County, Florida.

Parcel I.D. #3420-111-0000-000/0 & 3420-620-0004-000/1

Commitment No. SP2
Company File No. SP2

LEGAL DESCRIPTION

Tracts I and J of SOUTH PORT ST. LUCIE UNIT EIGHT, according to the plat thereof, as recorded in Plat Book 14, pages 26A through 26D, of the Public Records of St. Lucie County, Florida.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL: Commence at the intersection of Sunshine Avenue and the East Section Line of Section 14, Township 37 South, Range 40 East, as reflected on the First Re-plat of South Port St. Lucie, Unit 10, as recorded in Plat Book 16, page 38, public records of St. Lucie County, Florida, thence South 89 degrees 38 minutes 56 seconds East for a distance of 203.5 feet; thence North 00 degrees 21 minutes 04 seconds East for a distance of 19.00 feet to the POINT OF BEGINNING; thence continuing North 00 degrees 21 minutes 04 seconds East for a distance of 201.15 feet; thence South 89 degrees 41 minutes 55 seconds East for a distance of 302.08 feet through Tract J and the back lot lines of Block 137 of said South Port St. Lucie Unit Eight; thence South 00 degrees 21 minutes 04 seconds West for a distance of 201.41 feet; thence North 89 degrees 38 minutes 56 seconds West for a distance of 302.08 feet to the POINT OF BEGINNING.

Together with:

A parcel of land situated in Section 13, Township 37 South, Range 40 East, St. Lucie County, Florida, being more particularly described as follows:

The North 660 feet of the South 1185.00 feet of the East 660.00 feet of the West 1175.00 feet of the Southwest 1/4 of said Section 13, as described in O.R. Book 104, page 487, of the public records of St. Lucie County, Florida.

Together with: That part of Tract K as shown on the plat of South Port St. Lucie Unit Eight, as recorded in Plat Book 14, pages 26A through 26D, of said public records, being more particularly described as follows:

The North 310.00 feet of the South 525.00 feet of the East 660.00 feet of the West 1175.00 feet of the Southwest 1/4 of said Section 13.

Together with all of Tracts G and H of South Port St. Lucie Unit Eight, as recorded in Plat Book 14, pages 26A through 26D, of said public records of St. Lucie County.

Together with:

A parcel of land lying in portions of the Southwest 1/4 of Section 13, Township 37 South, Range 40 East and portions of the Northwest 1/4 of Section 24, Township 37 South, Range 40 East in St. Lucie County, Florida, being more particularly described as follows:

Commitment No. SP2
Company File No. SP2 Continued

Commencing at the Southwest corner of Section 13, thence North 00 degrees 03 minutes 22 seconds East along the West line of said Section 13, a distance of 789.01 feet to the North line of the South 789.00 feet of said Section 13; thence South 89 degrees 41 minutes 55 seconds East along said North line 300.00 feet to the Point of Beginning of the parcel to be described; thence continue South 89 degrees 41 minutes 55 seconds East along said North line 215.00 feet; thence run South 00 degrees 03 minutes 22 seconds West parallel with the West line of said Section 13, 564.01 feet to a point that is 225.00 feet North of the South line of said Section 13; thence South 89 degrees 41 minutes 55 seconds East parallel with the South line of Section 13, 732.00 feet more or less to the Westerly mean high water line of Howard Creek; thence meandering in a southerly direction along said mean high water line 800.00 feet, more or less to the South line of the North 546.56 feet of said Section 24, said point lying 1371.69 feet, more or less East of the West line of said Section 24; thence run North 89 degrees 41 minutes 55 seconds West parallel with the North line of Section 24, 398.00 feet, more or less; thence North 08 degrees 52 minutes 19 seconds West 401.70 feet; thence North 89 degrees 41 minutes 55 seconds West parallel with the North line of Section 24, 230.00 feet; thence North 36 degrees 42 minutes 48 seconds West, 637.46 feet to the Southeast corner of the North 430.00 feet of the South 789.00 feet of the East 300.00 feet of said Section 13; thence North 00 degrees 03 minutes 22 seconds East along a line parallel with the West line of Section 13, 430.00 feet to the Point of Beginning.

Parcel I.D. #3422-540-0011-000/4; 3422-540-0011-020/0; 3422-540-0008-000/0; 3422-540-0007-000/3; 3414-501-5309-000/9; 3422-540-0010-000/7; 3422-540-0009-000/7

Commitment No. SP3
Company File No. SP3

LEGAL DESCRIPTION

A portion of Tract G as shown on the plat of Port St. Lucie Section Thirty Seven, according to the plat thereof, as recorded in Plat Book 15, page 16, of the Public Records of St. Lucie County, Florida, and a portion of Section 20, Township 37 South, Range 40 East, St. Lucie County, Florida, being more particularly described as follows:

Beginning at the Southeast corner of said Section 20; thence N 00 degrees 02 minutes 47 seconds W, along the East line of said Section 20, for 593.74 feet; thence N 89 degrees 57 minutes 37 seconds W for 450.00 feet; thence N 66 degrees 16 minutes 22 seconds W for 273.82 feet; thence N 89 degrees 57 minutes 37 seconds W for 335.00 feet; thence S 53 degrees 57 minutes 45 seconds W for 644.85 feet to a point on a circular curve to the left having a radius of 151.00 feet, a radial bearing of S 08 degrees 10 minutes 36 seconds W and a central angle of 56 degrees 44 minutes 49 seconds; thence Westerly and Southwesterly along the arc of said curve 148.56 feet to a point of reverse curvature of a circular curve to the right having a radius of 704.89 feet and a central angle of 23 degrees 00 minutes 13 seconds; thence Southwesterly along the arc of said curve for 283.00 feet to a point of tangency; thence S 64 degrees 26 minutes 00 seconds W for 150.89 feet to a point on the Easterly right of way line of said Darwin Boulevard; thence S 25 degrees 34 minutes 00 seconds E, along the Easterly right of way line of said Darwin Boulevard, for 50.00 feet; thence N 64 degrees 26 minutes 00 seconds E for 150.89 feet to a point of curvature of a circular curve to the left having a radius of 754.89 feet and a central angle of 23 degrees 00 minutes 13 seconds; thence Northeasterly along the arc of said curve for 303.08 feet to a point of reverse curvature of a circular curve to the right having a radius of 100.00 feet and a central angle of 94 degrees 45 minutes 11 seconds; thence Northeasterly, Easterly and Southeasterly along the arc of said curve for 165.38 feet; thence S 43 degrees 49 minutes 02 seconds E for 737.09 feet; thence S 29 degrees 01 minutes 21 seconds E for 390.00 feet; thence N 67 degrees 49 minutes 18 seconds E for 412.95 feet; thence N 89 degrees 58 minutes 38 seconds E for 600.00 feet to a point on the East line of Section 29, Township 37 South, Range 40 East, St. Lucie County, Florida; thence N 00 degrees 01 minutes 21 seconds W along the East line of said Section 29 for 950.00 feet to the Point of Beginning.

Parcel I.D. #4420-434-0001-000/2 & 3420-680-0007-100/9

Commitment No. FWS1
Company File No. FWS1

LEGAL DESCRIPTION

Lots 1, 2, 3, 25, and 26, Block 68, and Lot 1, Block 69, Port St. Lucie Section Twenty Five, according to the Plat thereof, as recorded in Plat Book 13, pages 32 and 32A through 32I, of the Public Records of St. Lucie County, Florida.

PARCEL I.D. NO. 3420-620-1762-000/9 (LOT 1, BLOCK 68)

PARCEL I.D. NO. 3420-620-1763-000/6 (LOT 2, BLOCK 68)

PARCEL I.D. NO. 3420-620-1764-000/3 (LOT 3, BLOCK 68)

PARCEL I.D. NO. 3420-620-1786-000/3 (LOT 25, BLOCK 68)

PARCEL I.D. NO. 3420-620-1787-000/0 (LOT 26, BLOCK 68)

PARCEL I.D. NO. 3420-620-1788-000/7 (LOT 1, BLOCK 69)

Commitment No. FWS2
Company File No. FWS2

LEGAL DESCRIPTION

Lots 17, 18, 19, 20, 21, 22, 23, and 24, Block 16, Port St. Lucie Section Twenty Five, according to the Plat thereof, as recorded in Plat Book 13, pages 32 and 32A through 32I, of the Public Records of St. Lucie County, Florida.

PARCEL I.D. NO. 3420-620-0404-000/5 (LOT 17)

PARCEL I.D. NO. 3420-620-0405-000/2 (LOT 18)

PARCEL I.D. NO. 3420-620-0406-000/9 (LOTS 19 & 20)

PARCEL I.D. NO. 3420-620-0408-000/3 (LOT 21)

PARCEL I.D. NO. 3420-620-0409-000/0 (LOT 22)

PARCEL I.D. NO. 3420-620-0410-000/0 (LOT 23)

PARCEL I.D. NO. 3420-620-0411-000/7 (LOT 24)

Commitment No. LBX
Company File No. LBX

LEGAL DESCRIPTION

Commence at a P.R.M. at the Northwestern Most Corner of Tract G-1 of South Port St. Lucie Unit Nineteen, as recorded in Plat Book 27, pages 15 and 15A of the Public Records of St. Lucie County, Florida; said point also being on the Southeastern most right of way line of Morningside Drive (100' wide); thence along said right of way line and by a circular curve to the right in a Northeasterly direction for a distance of 32.80', said curve having a radius of 1012.96', the arc of which is subtended by a chord bearing N 44 degrees 17 minutes 07 seconds E 32.79' to the Point of Beginning; thence continue along said right of way line and said curve for a distance of 30.91 feet, the arc of which is subtended by a chord bearing N 46 degrees 05 minutes 14 seconds E 30.91 feet; thence S 43 degrees 05 minutes 10 seconds E 30.00 feet; thence S 46 degrees 05 minutes 16 seconds W 30.00 feet; thence N 44 degrees 47 minutes 14 seconds W 30.00 feet to the Point of Beginning.

All lying in Section 14, Township 37 South, Range 40 East, City of Port St. Lucie, St. Lucie County, Florida

PARCEL I.D. #3422-595-0000-200/6

Commitment No.
Company File No. LNL

LEGAL DESCRIPTION

Being a portion of Tract "C" PORT ST. LUCIE SECTION FORTY-FOUR, Plat Book 16, page 23 (A-U), Section 18, Township 36 South, Range 40 East, City of Port St. Lucie, St. Lucie County, Florida, described as follows:

Commence at the Northeast corner of said Tract "C"; thence South 89 degrees 50 minutes 56 seconds West (plat) 154.31 feet; thence South 89 degrees 34 minutes 04 seconds West 125.69 feet; thence South 00 degrees 25 minutes 56 seconds East 330.00 feet; thence North 89 degrees 34 minutes 04 seconds East 275.53 feet to the Point of Beginning; thence continue North 89 degrees 34 minutes 04 seconds East 30.00 feet; thence Southerly along a curve concave to the Northwest, radius 1030.00 feet, central angle of 01 degrees 40 minutes 08 seconds, 30.00 feet; thence South 89 degrees 34 minutes 17 seconds West 30.04 feet; thence Northerly along a curve concave to the Northwest, radius 1000.01 feet, central angle 01 degrees 43 minutes 08 seconds, 30.00 feet to the Point of Beginning.

PARCEL I.D. #3420-720-0004-010/1

Commitment No. WAE
Company File No. WAE

LEGAL DESCRIPTION

A parcel of land lying in Northeast one-quarter of Section 15, Township 37 South, Range 40 East, St. Lucie County, Florida, and within the city limits of Port St. Lucie, Florida, more particularly described as follows:

Commence at the Northeast corner of said Section 15, as shown on the plat of South Port St. Lucie Unit One, recorded in Plat Book 12, page 1, of the Public Records of St. Lucie County, Florida; thence S00°14'25"E, along the east line of said Section 15, 2556.26 feet, thence S89°45'35"W, 164.09 feet to the POINT OF BEGINNING, thence N19°30'50"W, 34.00 feet, thence S70°29'10"W, 34.00 feet, thence S84°29'38"E, 208.46 feet, thence S89°45'35"W, 164.09 feet, to the POINT OF BEGINNING.

PARCEL I.D. NO. 4415-144-0001-000/6

Commitment No. WAF
Company File No. WAF

LEGAL DESCRIPTION

COMMENCING at the Northeast corner of Section 29, Township 36 South, Range 40 East, St. Lucie County, Florida; thence along the East line of said Section 29, S0°18'30"E for a distance of 1965.20 feet to the Northerly Right-of-Way line of Prima Vista Boulevard according to the Plat of "River Park Unit 6" as recorded in the Official Records of St. Lucie County, Florida, in Plat Book 12, page 28; thence S89°41'30"W for a distance of 175. feet to the POINT OF BEGINNING; thence S89°41'30"W for a distance of 244.96 feet to the Point of a curve, concave Northerly, having a radius of 1920.00 feet; thence along the arc of said curve for a distance of 273.84 feet, through a central angle of 8°10'19", to the point of a reverse curve, concave Southerly, having a radius of 2020.00 feet; thence along the arc of said curve for a distance of 233.77 feet, through a central angle of 6°37'50", to the point of a reverse curve, concave Northeasterly, having a radius of 25.0 feet; thence along the arc of said curve for a distance of 38.60 feet, through a central angle of 88°27'32", to the point of tangency; thence N0°18'30"W for a distance of 680.74 feet; thence along the Southerly line of land of the St. Lucie County School Board as recorded in Official Records Book 227, page 1658, of the Official Records of St. Lucie County, Florida, N89°41'30"E for a distance of 823.82 feet to the point of a curve, concave Westerly, through which a radial line bears S75°59'32"E, and having a radius of 1165.00 feet; thence along the arc of said curve for a distance of 19.89 feet, through a central angle of 0°58'42" to the point of a reverse curve, concave Easterly, having a radius of 1235.00 feet; thence along the arc of said curve for a distance of 329.67 feet, through a central angle of 15°17'40", to a point of tangency; thence S0°18'30"E for a distance of 400.01 feet to the POINT OF BEGINNING.

All the above described land lying and being in Section 29, Township 36 South, Range 40 East, St. Lucie County, Florida.

Less and except the following described utility easements.

Description of a 20 feet wide utility easement the centerline described as follows:

Commence at the centerline intersection of Prima Vista Boulevard and Irving Street thence N 0 degrees 18 minutes 30 seconds W along the centerline of said Irving Street, for a distance of 198.50 feet; thence N 89 degrees 41 minutes 30 seconds E for a distance of 30.00 feet to the Point of Beginning, thence N 89 degrees 41 minutes 30 seconds E for a distance of 90.00 feet to the terminus.

Description of a utility easement more particularly described as follows:

Commence at the centerline of intersection of Prima Vista Boulevard and Irving Street; thence N 0 degrees 18 minutes 30 seconds W along the centerline of said Irving Street, for a distance of 198.50 feet; thence N 89 degrees 41 minutes 30 seconds E, for a distance of 120.00 feet to the Point of Beginning; thence N 0 degrees 18 minutes 30 seconds W for a distance of 15.00 feet; thence N 89 degrees 41 minutes 30 seconds E for a distance of 30.00 feet; thence S 0 degrees 18 minutes 30 seconds E for a distance of 30.00 feet; thence S 89 degrees 41 minutes 30 seconds W for a distance of 30.00 feet; thence N 0 degrees 18 minutes 30 seconds W for a distance of 15.00 feet to the Point of Beginning.

Commitment No. WAF
Company File No. WAF

CONTINUED

All of the above described land lying and being in Section 29, Township 36 South, Range 40 East, St. Lucie County, Florida.

PARCEL I.D. #3429-113-0005-010/1

Commitment No. WAI
Company File No. WAI

LEGAL DESCRIPTION

A parcel of land lying in Section 29, Township 36 South, Range 40 East, St. Lucie County, Florida, more particularly described as follows:

Commence at the Northeast corner of said Section 29, thence South 00 degrees 18 minutes 30 seconds East along the East line of said Section 29, 435.20 feet; thence continue along said section line South 00 degrees 18 minutes 30 seconds East, 579.94 feet; thence South 89 degrees 44 minutes 44 seconds West, 51.04 feet to the POINT OF BEGINNING; thence continue South 89 degrees 44 minutes 44 seconds West, 44.00 feet; thence South 00 degrees 15 minutes 16 seconds East, 44.00 feet; thence North 89 degrees 44 minutes 44 seconds East, 44.00 feet; thence North 00 degress 15 minutes 16 seconds West, 44.00 feet to the POINT OF BEGINNING.

Parcel I.D. #3429-111-0002-020/7

Commitment No. WHP
Company File No. WHP

LEGAL DESCRIPTION

Lot 4, Block 254, PORT ST. LUCIE SECTION SIX, according to the Plat thereof on file in the Office of the Clerk of the Circuit Court in and for St. Lucie County, Florida recorded in Plat Book 12, page 36A through 36D; said lands situate, lying and being in St. Lucie County, Florida.

PARCEL I.D. NO. 3420-525-0249-000/8

Commitment No. LNF
Company File No. LNF

LEGAL DESCRIPTION

A parcel of land lying in Section 29, Township 36 South, Range 40 East, St. Lucie County, Florida, more particularly described as follows:

Commence at the Northeast corner of said Section 29, thence S 00 degrees 18 minutes 30 seconds E along the East line of said section 435.20 feet to intersect the Easterly prolongation of the Southerly right of way of Marion Avenue, described in O.R. Book 256, page 748, and as shown on the plat of Port St. Lucie Section Sixty Six, recorded in Plat Book 24, page 30, of said public records; thence S 89 degrees 41 minutes 30 seconds W along said right of way and the Easterly prolongation thereof, 918.00 feet to the Point of Beginninng; thence continue S 89 degrees 41 minutes 30 seconds W 32.00 feet to intersect the Easterly right of way of Irving Street, as shown on said plat; thence S 00 degrees 18 minutes 30 seconds E along said Easterly right of way 32.00 feet; thence N 89 degrees 41 minutes 30 seconds E 32.06 feet; thence N 00 degrees 18 minutes 30 seconds W 32.00 feet to the Point of Beginning.

PARCEL I.D. NO. 3429-111-0025-010/1

Commitment No. WAJ
Company File No. WAJ

LEGAL DESCRIPTION

A parcel of land lying in Section 29, Township 36 South, Range 40 East, St. Lucie County, Florida, more particulary described as follows:

Commence at the Northeast corner of said Section 29, thence along the East line of said Section 29 the following three courses: S 00 degrees 18 minutes 30 seconds E 435.20 feet; thence S 00 degrees 18 minutes 30 seconds E 579.94 feet; thence S 00 degrees 18 minutes 30 seconds E 764.80 feet; thence N 89 degrees 01 minutes 55 seconds W 80.78 feet to the Point of Beginning; thence N 89 degrees 01 minutes 55 seconds W 34.00 feet; thence S 00 degrees 58 minutes 05 seconds W 34.00 feet; thence S 89 degrees 81 minutes 55 seconds E 34.00 feet; thence N 00 degrees 58 minutes 05 seconds E 34.00 feet to the Point of Beginning.

Parcel I.D. #3429-113-0005-000/8

PORT ST. LUCIE
UTILITY SYSTEMS DEPARTMENT
1001 SE Prineville St.
Port St. Lucie, FL 34983
(772) 873-6400
utility.cityofpsl.com

MEMORANDUM

TO: JESUS MEREJO, CITY MANAGER

THROUGH: KEVIN R. MATYJASZEK, DIRECTOR KM

FROM: JOHN EASON, ASSISTANT DIRECTOR JE

SUBJECT: REZONING APPLICATION – NORTHPORT UTILITY SITE

DATE: JANUARY 12, 2024

The City of Port St. Lucie Utility Systems Department ("USD") owns a Utility site known as "Northport" located at the corner of NW St. James Drive and Airoso Boulevard. The Site is currently zoned as "Industrial" however, with redevelopment and a master site plan, the USD wishes to rezone the parcels to "Utility." As part of the Rezoning Application, the Property Owner or the Property Owner's Agent, is required to execute the Rezoning Application.

If you approve, please execute the attached Rezoning Application and return to my attention for processing. If you have any questions or require additional information regarding this matter, please do not hesitate to reach out to me.

X4250

KM

Enclosure.

City of PSL-Northport Utility Rezoning P24-011

Planning & Zoning Board
March 5, 2024
Bianca Lee, Planner II

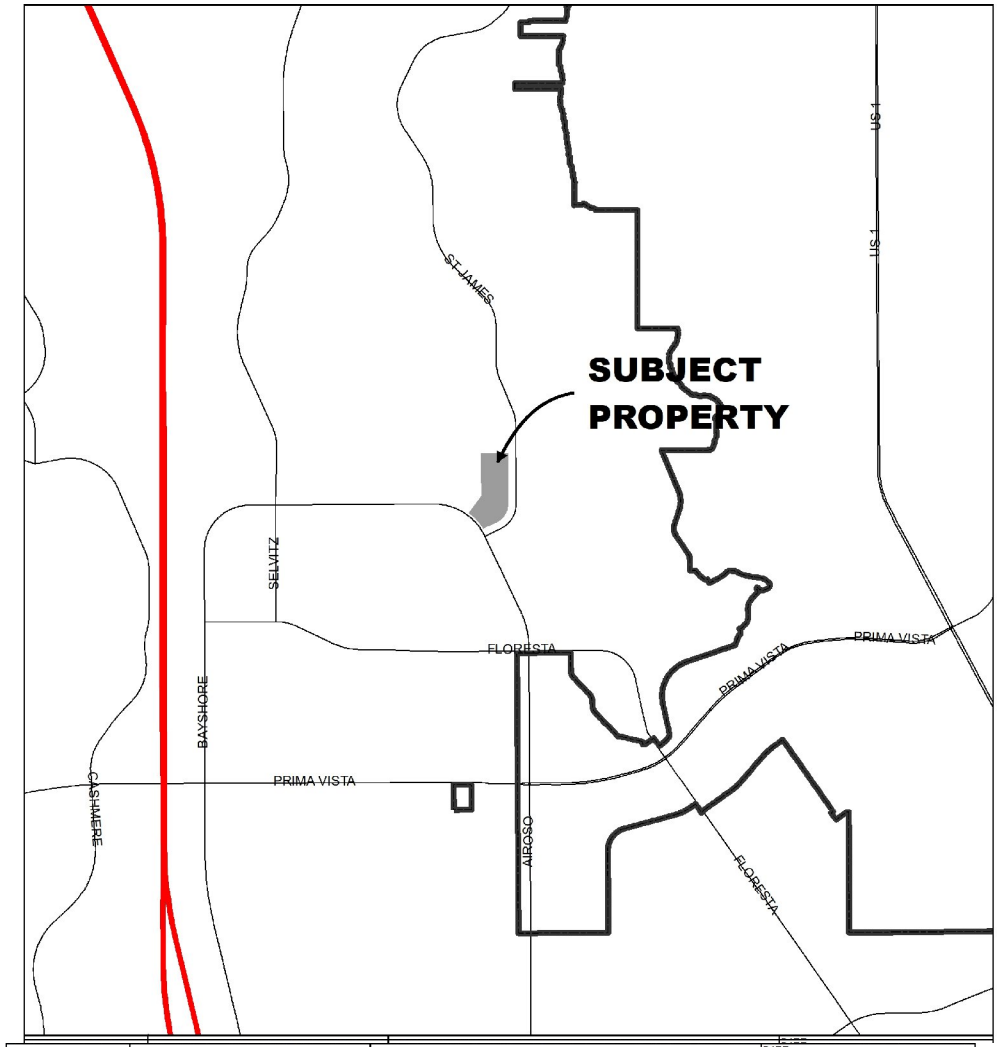
Request:

The applicant is requesting the rezoning of two parcels totaling 23.04-acres, from Institutional (I) to Utility (U) to be consistent with the City's Comprehensive Plan.

Proposed Project: A use consistent with the Utility Zoning District

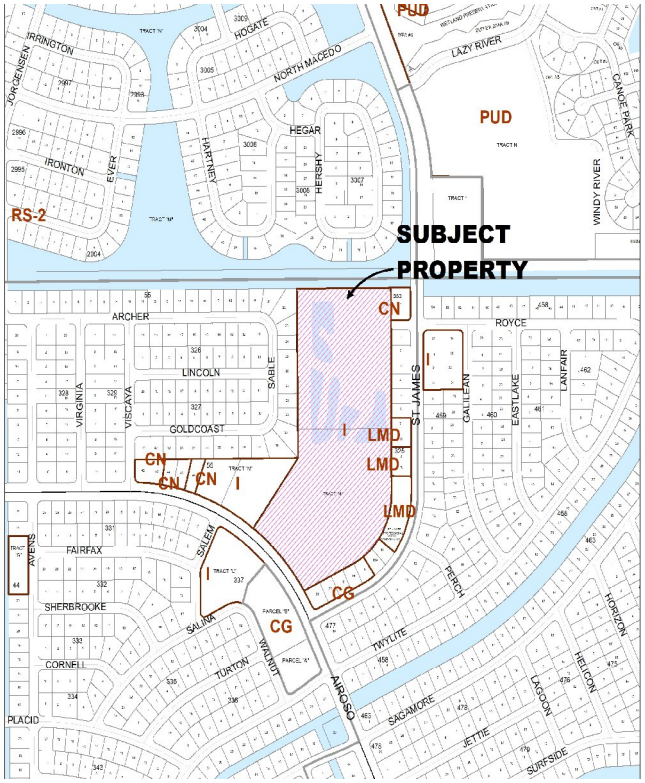
General Information:

Owners – The City of Port St. Lucie
Applicant – Stefanie Beskovoyne
Location – 281 NW Saint James Dr.
Existing Use – Wastewater treatment facility


SUBJECT
PROPERTY
ST JAMES
US-1
US-1
SELVITZ
BAYSHORE
CASHMERE
FLORESTA
PRIMA VISTA
PRIMA VISTA
PRIMA VISTA
PRIMA VISTA
OSCEOLA
FLORESTA

Direction	Future Land Use	Zoning	Existing Use
North	Utility (U)	Utility (U)	Utility
South	General Commercial (CG) & Institutional (I)	General Commercial (CG) & Institutional (I)	Self-storage & Church
East	General Commercial (CG), ROI, LMD, & CL	General Commercial (CG), LMD, RS-2, & CN	Retail strip, vacant, Single-family homes, & Gas station
West	Low Density Residential (RL) & Limited Commercial (CL)	RS-2 & Institutional (I)	ALF & Single-family homes

Surrounding Uses



Justification

- The proposed rezoning is consistent with Policy 1.1.4.13 of the Future Land Use Element of the Comprehensive Plan which establishes the compatible future land use and zoning categories.
- The Utility (U) Zoning District is listed as a compatible zoning district under the Utility (U) future land use classification.

Policy 1.1.4.13 Future Land Use Element	
Future Land Use Classification	Compatible Zoning District
Utility (U)	SEU in various zoning districts

Planning & Zoning Staff Recommendation:

The Planning & Zoning Department staff recommends approval of the rezoning request.

Agenda Summary

2024-202

Agenda Date: 3/5/2024 **Agenda Item No.:** 8.i

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P24-013 Brian & Susan Barnes - Variance

Location: 1003 SE Kitching Cove Lane

Legal Description: Kitching Cove Estates, Lot 3

This is a request for a variance of 4.3 feet to allow a 1.7-foot side yard setback for the construction of a driveway.

Submitted By: Francis Forman, Planner II, Planning & Zoning Department

Executive Summary: The owner is requesting a variance of 4.3 feet to allow a 1.7-foot setback from the side property line, whereas a 6-foot side yard setback is required for any driveway. Section 158.217(c)(2)(n) of the Zoning Code requires a minimum setback of six (6) feet from the side property for driveways in the RE (Estate Residential) zoning district.

Presentation Information: Staff will provide a presentation.

Planning and Zoning Board Action options:

1. Approve the variance.
2. Approve the variance with conditions.
3. Deny the variance.
4. Table the variance.

Background: See attached staff report.

Issues/Analysis: see attached staff report.

Special Consideration: N/A

Location of Project: 1003 SE Kitching Cove Lane

Attachments:

1. Staff Report
2. Applicant’s Response to Variance Criteria
3. Boundary Survey
4. HOA Letter

5. Warranty Deed
6. Staff Presentation

Brian & Susan Barnes
Variance (Side Yard Setback)
P24-013



Project Location Map

SUMMARY

Applicant's Request:	To grant a variance of 4.3 feet to allow a reduced side yard setback for the construction of a driveway and retaining wall.
Application Type:	Variance, Quasi-Judicial
Applicant:	John M. Cherveny, JMC Contracting, Inc.
Property Owner:	Brian & Susan Barnes
Address:	1003 SE Kitching Cove Lane
Location:	The property is generally located west of SE Pruitt Road on the south side of SE Kitching Cove Lane.
Project Planner:	Francis Forman, Planner II

Project Description

The owner is requesting a variance of 4.3 feet to allow a 1.7-foot setback from the side property line for a driveway. Section 158.217(c)(2)(n) of the Zoning Code requires a minimum setback of six (6) feet from the side property lines for driveways in the RE (Estate Residential) zoning district.

Background

The subject property is located along the St. Lucie River and located within a portion of the city's flood plain. Due to its location, any septic/drainage field must be located at the front of the property due to the rear of the property abutting the St. Lucie River waterway and could cause environmental risks if damage or spillage were to occur. The property consists of a newly redeveloped single-family home that was expanded from the previous residential structure. The construction of this new single-family structure included the addition of a side loading garage to accommodate for the existing septic/drainage field located within the front yard of the property. By constructing the side loading garage, the driveway to access the property was located within the required 6-foot side yard setback and will have a short retaining wall along the edge.

Review Criteria

An application for a variance is reviewed for consistency with Article XV of the Zoning Code, Sections 158.295 through 158.299. Final action on the application (approval or denial) is in the form of an Order of the Planning and Zoning Board following a quasi-judicial public hearing. A vote of approval by five (5) members of the Planning and Zoning Board is required to grant a variance.

Public Notice Requirements

Public notice was mailed to owners within 750 feet on February 22, 2024, and the file was included in the ad for the Planning & Zoning Board's agenda.

Location and Site Information

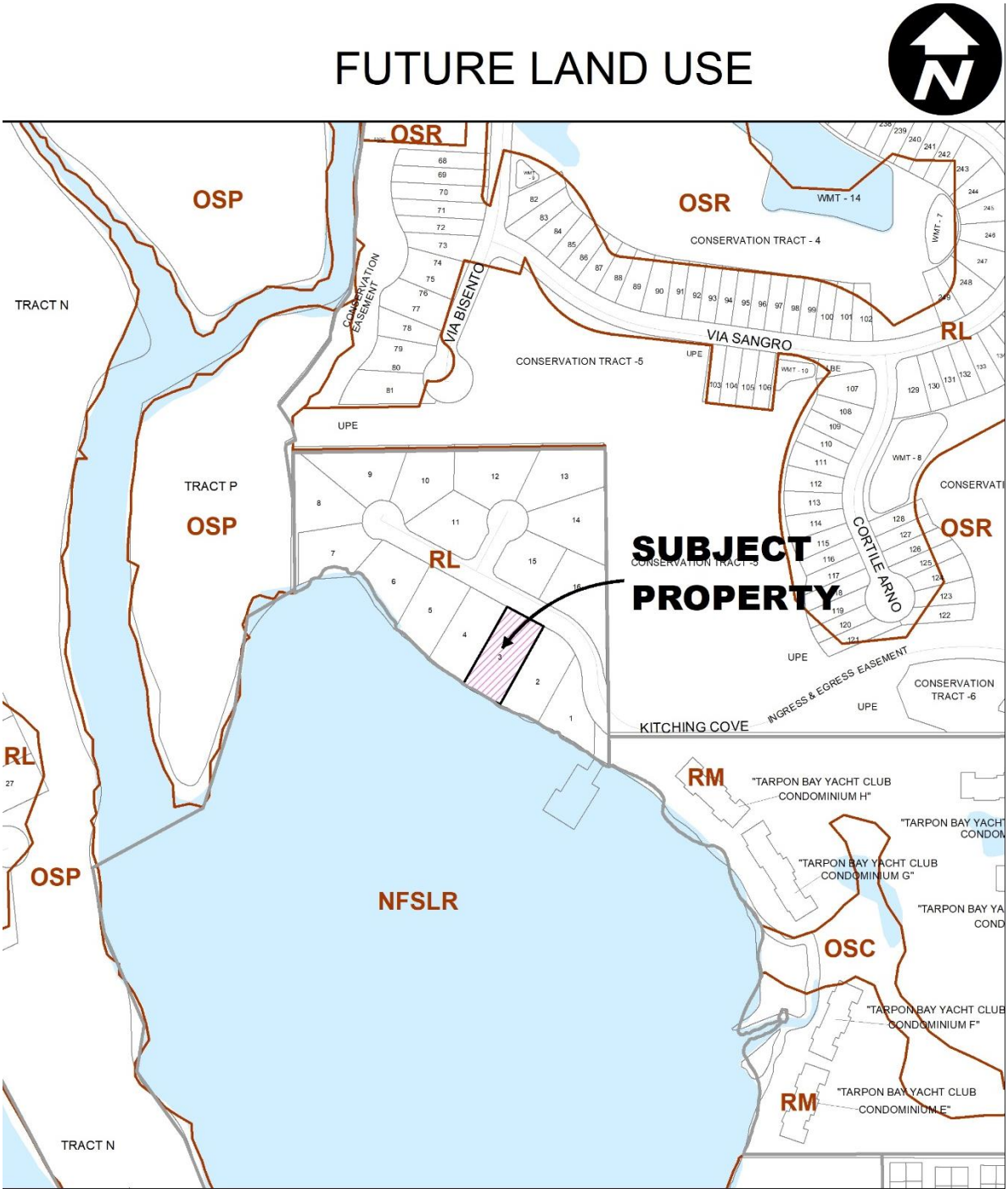
Parcel Number:	4415-801-0004-000-3
Property Size:	+/- 0.53 acres
Legal Description:	Kitching Cove Estates, Lot 3
Address:	1003 SE Kitching Cove Lane
Future Land Use:	RL (Low Density Residential)
Existing Zoning:	RE (Estate Residential)
Existing Use:	Single-Family Residence

Surrounding Uses

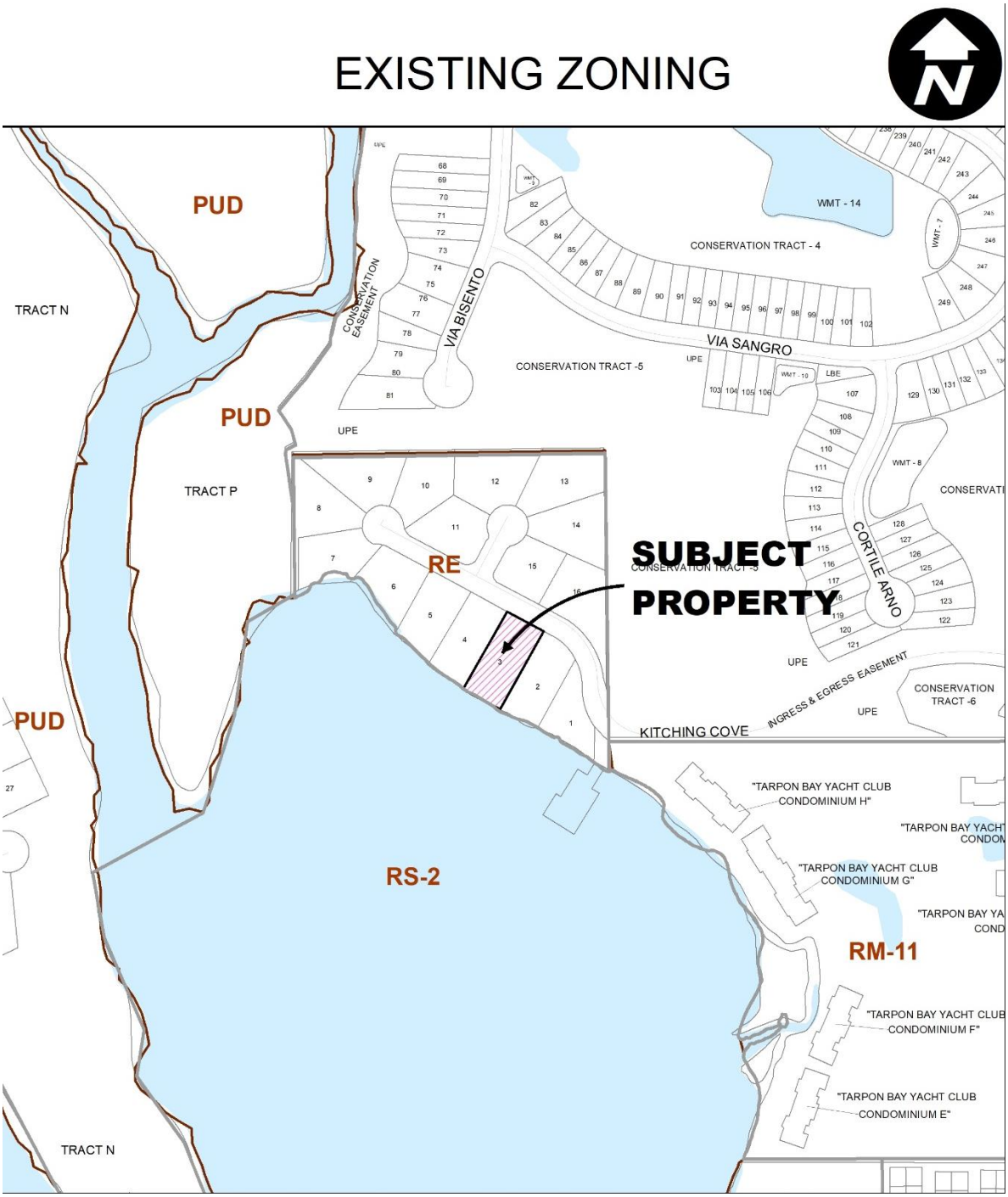
Direction	Future Land Use	Zoning	Existing Use
North	RL	RE	Single-Family Residence
South	NFSLR	RS-2	St. Lucie River
East	RL	RE	Single-Family Residence
West	RL	RE	Single-Family Residence

RL, Low Density Residential – RS-2, Single Family Residential – RE, Estate Residential – NFSLR, St. Lucie River

FUTURE LAND USE



EXISTING ZONING



IMPACTS AND FINDINGS

Section 158.295 (B) of the Zoning Code establishes the duties of the Planning and Zoning Board in authorizing a variance. The Planning and Zoning Board may authorize a variance from the provisions of the Zoning Code as will not be contrary to the public interest when, owing to special conditions, a literal enforcement of the provisions will result in unnecessary and undue hardship. Pursuant to Section 158.296, a variance is authorized only for height, area, and size of structure, yard size, building setback, lot size requirements, and other applicable development regulations, excluding use. To authorize a variance, the Planning and Zoning Board should consider the criteria listed under Section 158.295 (B) (1) through (7) of the Zoning Code. The applicant's response to this criterion is attached to the application. Staff's review is provided below:

Compatibility with variance criteria Section 158:295 (B).

1) That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district.

    - *Applicant's Response: Granting the Variance will not confer any special privilege upon me because of the septic being moved to the front of home, the driveway had to be moved as shown in the original plans and survey at the time of permit.*

    - *Staff Findings: The granting of this variance request will confer special privilege that is denied by this chapter to other lands in the same zoning district, however, per the applicant's responses to comments #1 and #2, special conditions and circumstances do exist due to the required location of the septic tank in the front of the house due to the flood plain.*

2) That the special conditions and circumstances do not result from any action of the applicant.

    - *Applicant's Response: Granting the Variance will not confer any special privilege upon me because the change was due to changes for the health permit regarding the septic tank placement.*

    - *Staff Findings: Special conditions and circumstances which are peculiar to the land, structure, or building do exist, however the size and footprint of the house is also a factor in the location of the proposed driveway.*

3) That granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings, or structures, in the same zoning district.

    - *Applicant's Response: Granting the Variance will not confer any special privilege upon me that is denied to other lands, buildings, or structures in the same zoning district. The variance is being sought to address the location of the driveway at the recommendation of the health department.*

    - *Staff Findings: The granting of this variance request will confer special privilege that is denied by this chapter to other lands in the same zoning district, however, per the applicant's responses to comments #1 and #2, this variance is requested to construct a driveway to access the property while also meeting the requirements of the health department.*

4) That literal interpretation of the provisions of the chapter would deprive the applicant of

rights commonly enjoyed by other properties in the same zoning district under the terms of the chapter and would work unnecessary and undue hardship on the applicant.

- *Applicant's Response: The literal interpretation of the code provision would deprive the applicant of their property rights in that, the regulations would cause the driveway to be constructed over the septic tank.*
- *Staff Findings: The literal interpretation of the provisions would deprive the applicant of any commonly enjoyed rights by other property owners, since the proposed driveway cannot be constructed without the variance. The house has been constructed and needs access to the garage.*

5) That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.

   - *Applicant's Response: The request for this variance is the minimum possible since moving the driveway is the only item needed to complete the home.*
   - *Staff Findings: The request for this variance is the minimum possible that will allow the applicant to provide access to the garage with the design of the house.*

6) That the granting of the variance will be in harmony with the general intent and purpose of the chapter and that the variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

   - *Applicant's Response: Granting the Variance will not confer any special privilege upon me that is denied to other lands, buildings, or structures in the same zoning district. The variance is being sought to address the location of the driveway at the recommendation of the health department.*
   - *Staff Findings: Granting the variance will allow the proposed driveway to be constructed to the house. Per the Kitching Cove HOA, the applicant's engineer designed the site drainage (see attached HOA letter).*

7) That there will be full compliance with any additional conditions and safeguards which the Planning and Zoning Board or Zoning Administrator may prescribe, including but not limited to reasonable time limits within which the action for which variance is required shall be begun or completed, or both.

   - *Applicant's Response: The applicant will fully comply with any additional conditions and safeguards which the Planning & Zoning Board or Zoning Administrator may prescribe.*
   - *Staff Findings: Acknowledged.*

PLANNING AND ZONING BOARD ACTION OPTIONS

The Board may choose to approve, deny or table the proposed variance. If the Board finds that the variance application is consistent with the criteria as listed in Section 158.295 (B) (1) through (7) of the City code (listed above), then the Board may:

- Motion to approve
- Motion to approve with conditions

If the Board finds that the variance application is inconsistent with the criteria as listed in Section 158.295 (B) (1) through (7) of the City code, then the Board may:

- Motion to deny

Should the Board need further clarification or information from either the applicant and/or staff, the Board may:

- Motion to table or continue the hearing or review to a future meeting

(NOTE TO APPLICANTS: Any request for a variance that is denied by the Planning and Zoning Board may be appealed to the Board of Zoning Appeals. Appeal applications are made through the City Clerk's office and must be submitted within 15 days after the Planning and Zoning Board hearing).

ADMINISTRATIVE VARIANCE APPLICATION

CITY OF PORT ST. LUCIE
Planning & Zoning Department
121 SW Port ST. Lucie Blvd.
Port St. Lucie, Florida 34984
(772) 871-5213

FOR OFFICE USE ONLY

Planning Dept._____
Fee (Nonrefundable)$_____
Receipt #_____

Refer to "Fee Schedule" for application fee. Make check payable to the "City of Port St. Lucie". Fee is nonrefundable. **Attach two copies of proof of ownership (e.g.: warranty deed, affidavit), and a copy of recent survey.**

PRIMARY CONTACT EMAIL ADDRESS: John M Cherveny John@homesbyjmc.com
John@homesbyjmc.com

PROPERTY OWNER:

Name: Brian & Susan Barnes
Address: 887 Forest Glen Lane, Wellington, Fl 33414
Telephone No. 561-795-4119 Email: _____

APPLICANT (IF OTHER THAN OWNER, ATTACH AUTHORIZATION TO ACT AS AGENT):

Name: John M Cherveny (JMC Contracting Inc)
Address: 419 N.E. Balu Road
Telephone No. 772-260-8525 Email: John@homesbyjmc.com

SUBJECT PROPERTY:

Legal Description: Kitching Cove Estates Lot 3 St. Lucie County Fl
Parcel I.D. Number: 4415-801-0004-000-3
Address: 1003 S.E. Kitching Cove Lane PSL Fl 3495
Current zoning classification Residential

Description of requested variance and applicable conditions/circumstances justifying request (continue on separate sheet, if necessary): Provide documentation that the attached variance criteria have been met.

* The project is on A private road & well + Septic. Due to this property location on the river & the floodplain + other environmental regulations, the septic system had to be installed in the front yard. The lot had to have fill brought in for the septic system which raised the lot in the front. The site plan & surveys submitted to the Building Dept @ the time of permit request had a side entry garage because of the relocation of the septic the driveway had to be moved from As we could not have the garage over the septic. The side entry garage included sufficient turning radius for Full Access

Signature of Applicant | John M Cherveny Hand Print Name | 1-16-2024 Date

NOTE: Signature on this application acknowledges that a certificate of concurrency for adequate public facilities as needed to service this project has not yet been determined. Adequacy of public facility services is not guaranteed at this stage in the development review process. Adequacy for public facilities is determined through certification of concurrency and the issuance of final local development orders as may be necessary for this project to be determined based on the application material submitted.

As a cumulative result of the characteristics of this property the driveway extent is proposed to be closer than 6ft. Site plan & surveys submitted to the building dept when applying for A permit to Build House reflected location of Driveway & Curb. The home is regulated by FEMA height 03/02/20

609

§ 158.295 PLANNING AND ZONING BOARD OR ZONING ADMINISTRATOR (DIRECTOR OF PLANNING AND ZONING) TO HEAR VARIANCES; POWERS AND DUTIES OF BOARD AND ZONING ADMINISTRATOR

(C) Duties of the Zoning Administrator and Planning and Zoning Board in authorizing a variance. The Planning and Zoning Board and Zoning Administrator may authorize the variance from the provisions of this chapter as will not be contrary to the public interest when, owing to special conditions, a literal enforcement of the provisions will result in unnecessary and undue hardship. In order to authorize any variance from the terms of this chapter, the Planning and Zoning Board or Zoning Administrator should consider:

(1) That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district;

(2) That the special conditions and circumstances do not result from any action of the applicant;

(3) That granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings, or structures, in the same zoning district;

(4) That literal interpretation of the provisions of the chapter would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the chapter and would work unnecessary and undue hardship on the applicant;

(5) That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure;

(6) That the granting of the variance will be in harmony with the general intent and purpose of the chapter and that the variance will not be injurious to the area involved or otherwise detrimental to the public welfare;

(7) That there will be full compliance with any additional conditions and safeguards which the Planning and Zoning Board or Zoning Administrator may prescribe, including but not limited to reasonable time limits within which the action for which variance is required shall be begun or completed, or both.

\

VARIANCES

The Planning and Zoning Board and Zoning Administrator may authorize the variance from the provisions of this chapter as will not be contrary to the public interest when, owing to special conditions, a literal enforcement of the provisions will result in unnecessary and undue hardship. In order to authorize any variance from the terms of this chapter, the Planning and Zoning Board or Zoning Administrator will consider the variance criteria in **§ 158.295 (C) 1-7 and consider your responses to the following when making a determination.**

(1) Please explain special conditions and circumstances that exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district;

* Because of septic being moved to the front of house the driveway had to be moved As shown in original plans, at the time of permit + survey

(2) Please explain if these conditions and circumstances result from actions by the applicant;

* The change was due to charges for health permit (septic)

(3) Please explain how granting the variance requested will not confer on the applicant special privilege that is denied by this chapter to other lands, buildings, or structures, in the same zoning district;

* The variance is per recommendations + rules of health Dept + DEP

(4) Please explain how a literal interpretation of the provisions of the chapter would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the chapter and would work unnecessary and undue hardship on the applicant;

* The work has to be Approved in order to complete construction of the home + to have a safe driveway

(5) Please illustrate and explain if the variance requested is the minimum variance that will make possible the reasonable use of the land, building, or structure;

* Moving the driveway is the only item needed to complete the home per permitted at this time

FILE # 4833457 OR BOOK 4573 PAGE 1935, Recorded 03/17/2021 12:09:10 PM Doc Tax: $2590.00

This Document Prepared By and Return to:
Christopher J. Twohey, PA
844 SE Ocean Blvd. Suite A
Stuart, Florida 34994

Parcel ID Number: 4415-801-0004-000/3

Warranty Deed

This Indenture, Made this 5th day of March , 2021 A.D., **Between**
Gerard Matheis
of the **City of Grand Duchy of Luxembourg** , Country of , **grantor,** and
Brian G. Barnes and Susan M. Barnes, husband and wife
whose address is: **887 Forest Glen Ln., Wellington, FL 33414**
of the County of **Palm Beach** , State of **Florida** , **grantees.**

Witnesseth that the GRANTOR, for and in consideration of the sum of
TEN DOLLARS ($10)
and other good and valuable consideration to GRANTOR in hand paid by GRANTEES, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEES and GRANTEES' heirs, successors and assigns forever, the following described land, situate, lying and being in the County of **Saint Lucie** , State of **Florida** to wit:

Lot 3, Kitching Cove Estates, according to the Plat thereof as recorded in Plat Book 20, Page 11, Public Records of Saint Lucie County, Florida.

*** GRANTOR FURTHER COVENANTS THAT THE ABOVE DESCRIBED PROPERTY DOES NOT NOW, NOR HAS IT EVER CONSTITUTED THE HOMESTEAD OF GRANTOR.**

SUBJECT TO:

1. **Taxes for the year 2021, and all subsequent years;**
2. **Zoning restrictions, prohibitions and other requirements imposed by governmental authority;**
3. **Restrictions and matters appearing on the Plat or otherwise common to the subdivision; and**
4. **Public utility easements of record, if any.**

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

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Warranty Deed - Page 2

Parcel ID Number: 4415-801-0004-000/3

In Witness Whereof, the grantor has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Printed Name: SIVAN SAR
Witness #1

Witness Printed Name: ANA FURTADO-TAVARES
Witness #2

Gerard Matheis (Seal)
P.O. Address: 32, rue Meckenheck, L-3321 Berchem, Grand Duchy of Luxembourg

Embassy of the United States of America
Country of
City of Grand Duchy of
Luxembourg

The foregoing instrument was acknowledged before , Consul of the United States of America at duly commissioned and qualified, this day of March , 2021, by Gerard Matheis
who is personally known to me or who has produced his Passport as identification .

Printed Name:
Notary Public
My Commission Expires:

LÉONIE GRETHEN
NOTAIRE
LUXEMBOURG

I, undersigned, Léonie GRETHEN, Notary in Luxembourg, do hereby certify that the signature subscribed to the foregoing document is the genuine signature of MR Gérard MATHEIS, born in Luxembourg on December 04th 1962
Luxembourg, March 09th, 2021

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(6) Please indicate how granting variance will be in harmony with the general intent and purpose of the chapter and that granting the variance will not be injurious to the area involved or otherwise detrimental to the public welfare;

* See previous description page #1

(7) Please indicate that there will be full compliance with any additional conditions and safeguards which the Planning and Zoning Board or Zoning Administrator may prescribe, including but not limited to reasonable time limits within which the action for which variance is required shall be begun or completed, or both.

* JMC Contracting will adhere to all permit instructions + Approvals

Signature of Applicant	John M Chenery	1-16-2024
	Hand Print Name	Date

SURVEYOR'S REPORT

ACCURACY:

1. ALL MEASUREMENTS, DISTANCES, ELEVATIONS AND FEATURES WERE PERFORMED IN STRICT ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS SET FORTH IN CHAPTER 5J17 FLORIDA ADMINISTRATIVE CODE.
2. METHODS FOR ALL CONTROL MEASUREMENTS WERE MADE WITH A TRANSIT AND STEEL TAPE, OR DEVICES WITH EQUIVALENT OR HIGHER DEGREES OF ACCURACY.
3. THE ACCURACY STANDARD USED FOR THIS SURVEY, AS CLASSIFIED IN THE MINIMUM TECHNICAL STANDARDS (5J–17 FAC), IS "SUBURBAN". THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF SURVEY IS 1 FOOT IN 7,500 FEET. THIS SURVEY IS BASED ON REPETITIVE RTK GPS AND/OR TOTAL STATION OBSERVATIONS ON MULTIPLE PROJECT'S HORIZONTAL AND VERTICAL CONTROL POINTS TO OBTAIN A REDUNDANCY OF MEASUREMENT. HORIZONTAL AND VERTICAL CLOSURE ACHIEVED, EXCEED THE MINIMUM ACCURACY REQUIREMENTS.
4. COORDINATES (IF) SHOWN ON THE MAP OF SURVEY ARE IN FEET AND REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, TRANSVERSE MERCATOR, NORTH AMERICAN DATUM (NAD) OF 1983.
5. ALL ELEVATIONS SHOWN ON THE MAP OF SURVEY ARE IN FEET AND REFERENCED FROM NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
6. VERTICAL CONTROL POINTS ARE REFERENCED FROM THE FOLLOWING PUBLISHED DATUM: PORT ST LUCIE BENCH MARK 1054 AT ELEVATION 9.4946 FEET (NAVD 88).
7 THE BASIS OF BEARING BEING OF N62°0'0"W' IS ALONG THE CENTER LINE AND/OR RIGHT OF WAY LINE OF SE KITCHING COVE.

LIMITATIONS:

1. PURPOSE OF SURVEY: TO ESTABLISH THE LIMITS OF THE HEREIN DESCRIBED PARCEL OF LAND BASED ON THE LEGAL DESCRIPTION PROVIDED BY THE CLIENT AND REFLECT LIMITED NAVD ELEVATIONS ON SITE
2. LAST FIELD DATE OF SURVEY: 03/24/22
3. UNDERGROUND UTILITIES WERE NOT LOCATED
4. PARCEL LIMITS WERE CONFIRMED BY EXISTING SURVEY CONTROL ALONG THE CENTER LINE AND RIGHT OF WAY LINE OF SE KITCHING COVE.
5. DIMENSIONS SHOWN THUSLY (M) ON THE SURVEY SUPERSEDE DIMENSIONS REFLECTED ON EITHER RECORD DEED, PLAT OR RIGHT OF WAY MAP.
6. USE OF THIS SURVEY BY ANYONE OTHER THAN THOSE PREPARED FOR OR CERTIFIED TO, WILL BE THE RE–USERS SOLE RISK WITHOUT LIABILITY TO THE SURVEYOR.
7. SHOWN ANYWHERE ON THIS SURVEY, THE WORD "CERTIFY" IS UNDERSTOOD TO BE AN EXPRESSION OF A PROFESSIONAL OPINION BASED UPON THE SURVEYOR'S BEST KNOWLEDGE, INFORMATION AND BELIEF, AND THAT IT CONSTITUTES NEITHER A GUARANTEE NOR A WARRANTY IN ADDITION THIS SURVEY SHALL NOT BE VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL
8 THE OWNERSHIP OF FENCE LINES HAS NOT BEEN DETERMINED AS PART OF THIS SURVEY.
9 OFF SET CALLS TO FOUND SURVEY CONTROL ARE RELATIVE TO THE NEAREST PROPERTY CORNER, INTERSECTION OF LINES, POINT OF CURVATURES (PC), POINT OF REVERSE CURVATURES (PRC) OR OTHER IDENTIFIABLE POINT.
10 THIS SURVEY SHALL NOT BE VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF THE FLORIDA SURVEYOR AND MAPPER PREPARING THIS DOCUMENT
11 COMPLIANCE WITH LOCAL ZONING REQUIREMENTS AND OR WITH REQUIREMENTS SET FORTH BY OTHER STATE, PUBLIC, AND/OR PRIVATE ENTITIES HAS NOT BEEN VERIFIED AS PART OF THIS SURVEY.

LEGAL DESCRIPTION

Lot 3, KITCHING COVE ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 20, PAGE 11, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

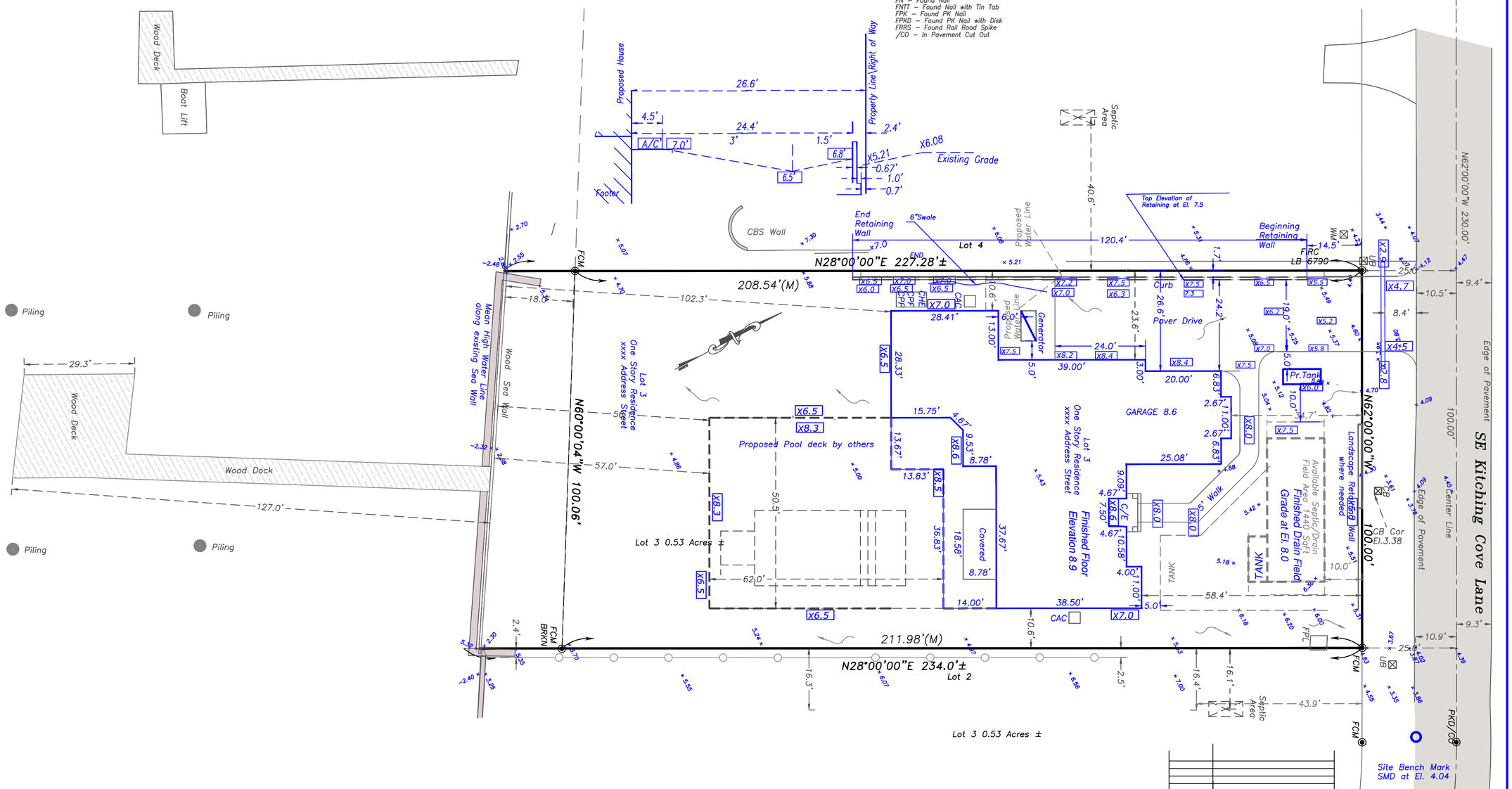
LEGEND

C – Concrete
C/E – Covered Entry
CAC – Concrete Pad with Air Conditioning
CB – Catch Basin
CBS – Concrete Block Structure
CMP – Corrugated Metal Pipe
Cor – Corner
CPE – Concrete Pad with Pool Equipment
CTV – Cable TV Box
FFE – Finished Floor Elevation
GV – Water Gate Valve
HYD – Fire Hydrant
O/L – Overhead Utility Line
PP – Power Pole
SSMH – Sanitary Sewer Manhole
TCB – Telephone Communications Box
UB – Utility Box
WM – Water Meter

LEGEND

FCM – Found 4"x4"Concrete Monument
FIP – Found ½" Iron Pipe
FIPC – Found ½" Iron Pipe with Cap
FIR – Found #5 Iron Rod
FIRC – Found #5 Iron Rod with Cap
SIRC – Set #5 Iron Rod with Cap "LB#7357"
FIPC – Found 1/2" Iron Pipe with Cap
FM – Found Mag Nail
FMD – Found Mag Nail with Disk
FN – Found Nail
FNTT – Found Nail with Tin Tab
FPK – Found PK Nail
FPKD – Found PK Nail with Disk
FRRS – Found Rail Road Spike
/CO – In Pavement Cut Out

FEMA Flood Zone data shown here on is based on the visual inspection of the digital Flood Hazardous Maps provided by the Federal Emergency Management Agency (FEMA) and is limited to the accuracy of such maps.
Flood Zone: X and AE at Base Flood Elevation 6,
Community #: 120287 Panel #: 0289
Suffix: K Date: 2.19.2020



PREPARED FOR:
BRIAN AND SUSAN BARNES

Prepared By: Regina C. Karner, PSM#4363
Karner Surveying, Inc. LB#7357

Prepared For:

Mr. & Mrs. Barnes

ST LUCIE COUNTY Florida

KARNER SURVEYING, INC.
Residential & Commercial Surveying Services
2740 SW Martin Downs Blvd.#333, Palm City, Fl.34990
Phone: (772)288 7206 Fax:(772)223 8181
WWW.KARNERSURVEYINGINC.COM karner@comcast.net

Regina Karner, LS4363 Digitally signed by Regina Karner LS4363 Date: 2023.12.21 11:05:18 -05'00' Not Valid Unless Sealed With An Embossed Surveyor's Seal

Date	Revision Description
7.7.22	Septic Site Plan
7.26.22	Drainage Site Plan
1.8.23	Pool/Deck Drainage & Well
2.2.23	Footer Form Board
2.6.23	FEMA data
4.24.23	Stem Wall Form Board
9.27.23	Drive,Walk,Grades etc
10.15.23	Drive,Walk,Grades etc

Sheet Title: Boundary Survey

Scale: 1"=20' Date: 6.1.22
Drawn By: Field Book: 2203/3
Job No.: 2203–22 CADD File:

Sheet No.: 1 of 1
File No.:

PSL_KITCHINGSCOVE03

Kitching Cove Estates Homeowners Association, Inc.

February 22, 2023

RE: Barnes residence, 1003 SE Kitching Cove Lane, Port St. Lucie, FL Permit #2246070

TO: City of Port Saint Lucie Building Department

From: Gail Bartelli, Kitching Cove Estates HOA president

Kitching Cove Estates HOA does not have an architectural or drainage plan review board. JMC Contracting has hired Regina Karner (Surveyor) and C. Calvert Montgomery & Associates (Scott Montgomery) an engineer in Stuart Florida to approve the drainage site plan. The HOA will give permission for the City of Port Saint Lucie Building Department to accept the drainage site plan provided by Karner Surveying Inc (Regina Karner).

Thank you,

Gail Bartelli

Gail Bartelli, HOA President

Attached: Survey 1003 Kitching Cove Lane, Port St Lucie, FL 34952

FILE # 4833457 OR BOOK 4573 PAGE 1935, Recorded 03/17/2021 12:09:10 PM Doc Tax: $2590.00

This Document Prepared By and Return to:
Christopher J. Twohey, PA
844 SE Ocean Blvd. Suite A
Stuart, Florida 34994

Parcel ID Number: 4415-801-0004-000/3

Warranty Deed

This Indenture, Made this 5th day of March , 2021 A.D., **Between**
Gerard Matheis
of the **City of Grand Duchy of Luxembourg** , Country of , **grantor,** and
Brian G. Barnes and Susan M. Barnes, husband and wife
whose address is: **887 Forest Glen Ln., Wellington, FL 33414**
of the County of **Palm Beach** , State of **Florida** , **grantees.**

Witnesseth that the GRANTOR, for and in consideration of the sum of
TEN DOLLARS ($10)
and other good and valuable consideration to GRANTOR in hand paid by GRANTEES, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEES and GRANTEES' heirs, successors and assigns forever, the following described land, situate, lying and being in the County of **Saint Lucie** , State of **Florida** to wit:

Lot 3, Kitching Cove Estates, according to the Plat thereof as recorded in Plat Book 20, Page 11, Public Records of Saint Lucie County, Florida.

*** GRANTOR FURTHER COVENANTS THAT THE ABOVE DESCRIBED PROPERTY DOES NOT NOW, NOR HAS IT EVER CONSTITUTED THE HOMESTEAD OF GRANTOR.**

SUBJECT TO:

1. **Taxes for the year 2021, and all subsequent years;**
2. **Zoning restrictions, prohibitions and other requirements imposed by governmental authority;**
3. **Restrictions and matters appearing on the Plat or otherwise common to the subdivision; and**
4. **Public utility easements of record, if any.**

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

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Warranty Deed - Page 2

Parcel ID Number: 4415-801-0004-000/3

In Witness Whereof, the grantor has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Printed Name: SIVAN SAR
Witness #1

Witness Printed Name: ANA FURTADO-TAVARES
Witness #2

Gerard Matheis (Seal)
P.O. Address: 32, rue Meckenheck, L-3321 Berchem, Grand Duchy of Luxembourg

Embassy of the United States of America
Country of
City of Grand Duchy of
Luxembourg

The foregoing instrument was acknowledged before , Consul of the United States of America at duly commissioned and qualified, this day of March , 2021, by Gerard Matheis
who is personally known to me or who has produced his Passport as identification .

Printed Name:
Notary Public
My Commission Expires:

LÉONIE GRETHEN
NOTAIRE
LUXEMBOURG

I, undersigned, Léonie GRETHEN, Notary in Luxembourg, do hereby certify that the signature subscribed to the foregoing document is the genuine signature of MR Gérard MATHEIS, born in Luxembourg on December 04th 1962
Luxembourg, March 09th, 2021

Laser Generated by ©Display Systems, Inc. 2021 (863) 763-5555 netForm PLWD-1

City of
PORT ST. LUCIE
HEART OF THE TREASURE COAST

Brian & Susan Barnes

Variance

(P24-013)

Planning & Zoning Board Meeting – March 5, 2024

Francis Forman, Planner II

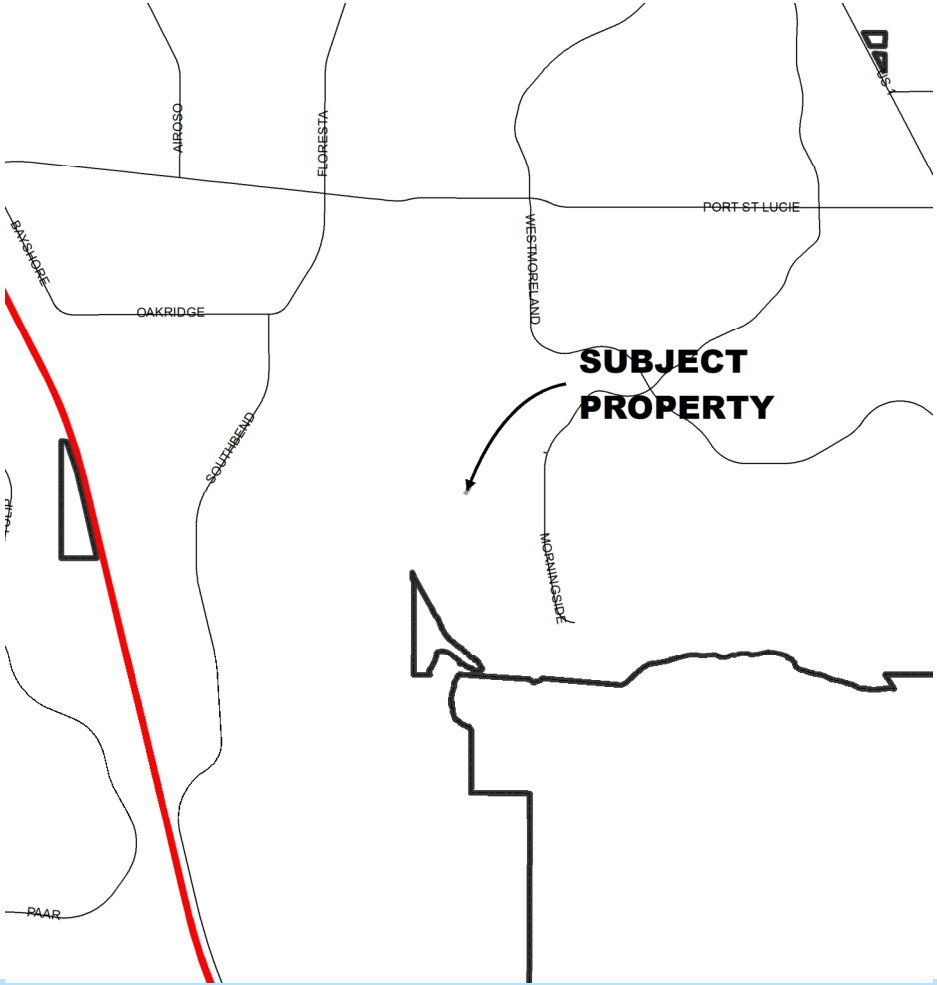
Project Summary & Variance Request

- A variance to Section 158.217(c)(2)(n) of the City Code to allow for a 4.3-foot encroachment into the side yard setback for the construction of a driveway.

Applicant and Owner

- **Owner** – Brian & Susan Barnes
- **Applicant** – John M. Cherveny, JMC Contracting, Inc.
- **Location** – South side of SE Kitching Cove Lane, west of SE Pruitt Road.
- **Existing Use** – Single-Family Residential

Subject Property



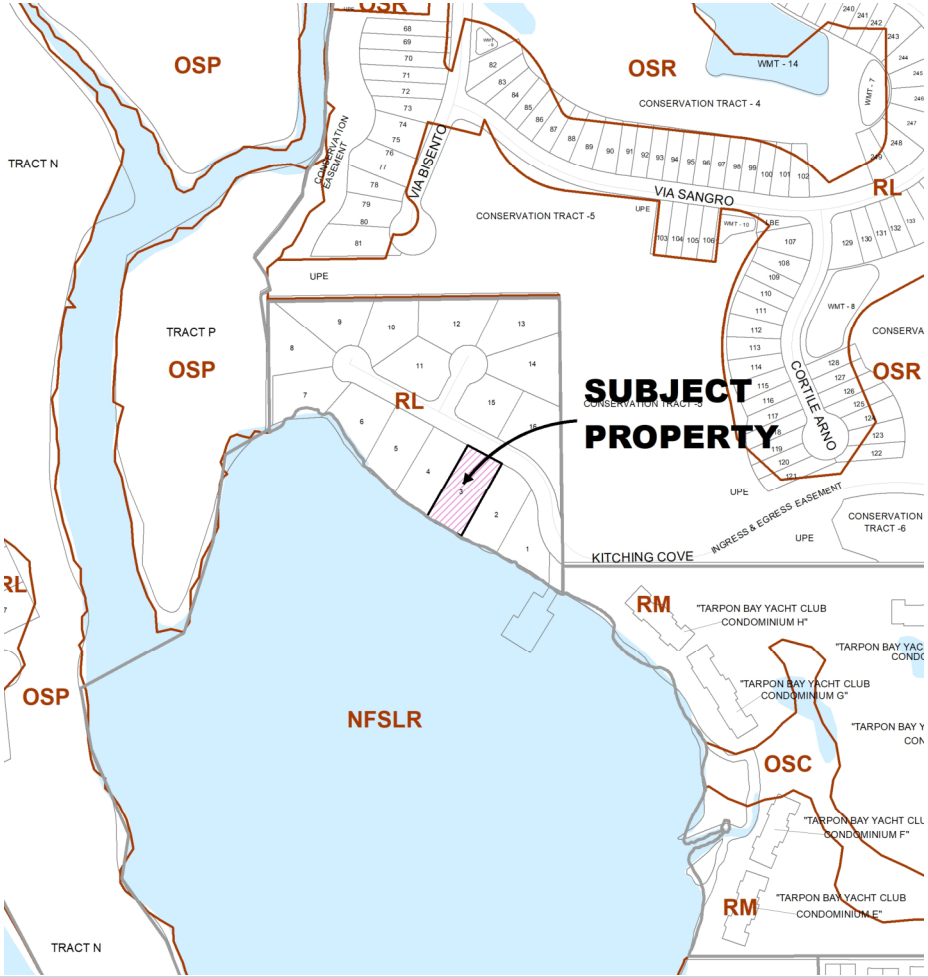
Aerial

Direction	Existing Use
North	Residential
South	St. Lucie River
East	Residential
West	Residential



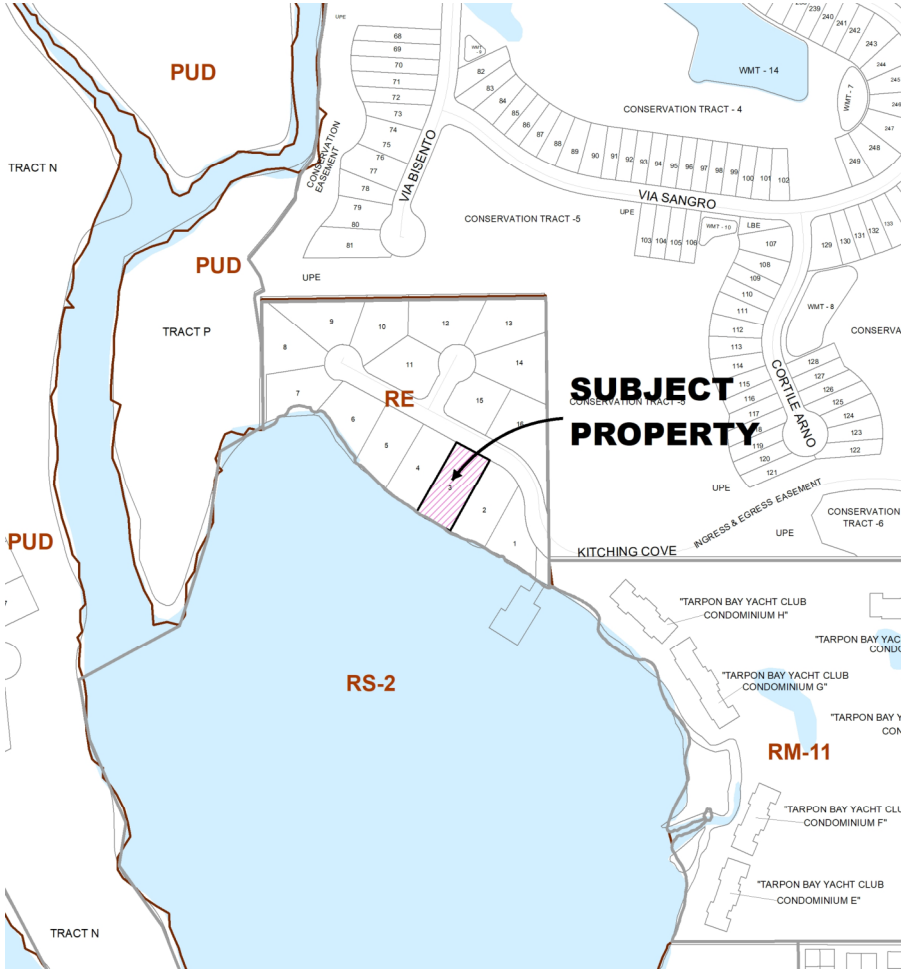
Future Land Use

Direction	Future Land Use
North	Low Density Residential (RL)
South	St. Lucie River (NFSLR)
East	Low Density Residential (RL)
West	Low Density Residential (RL)

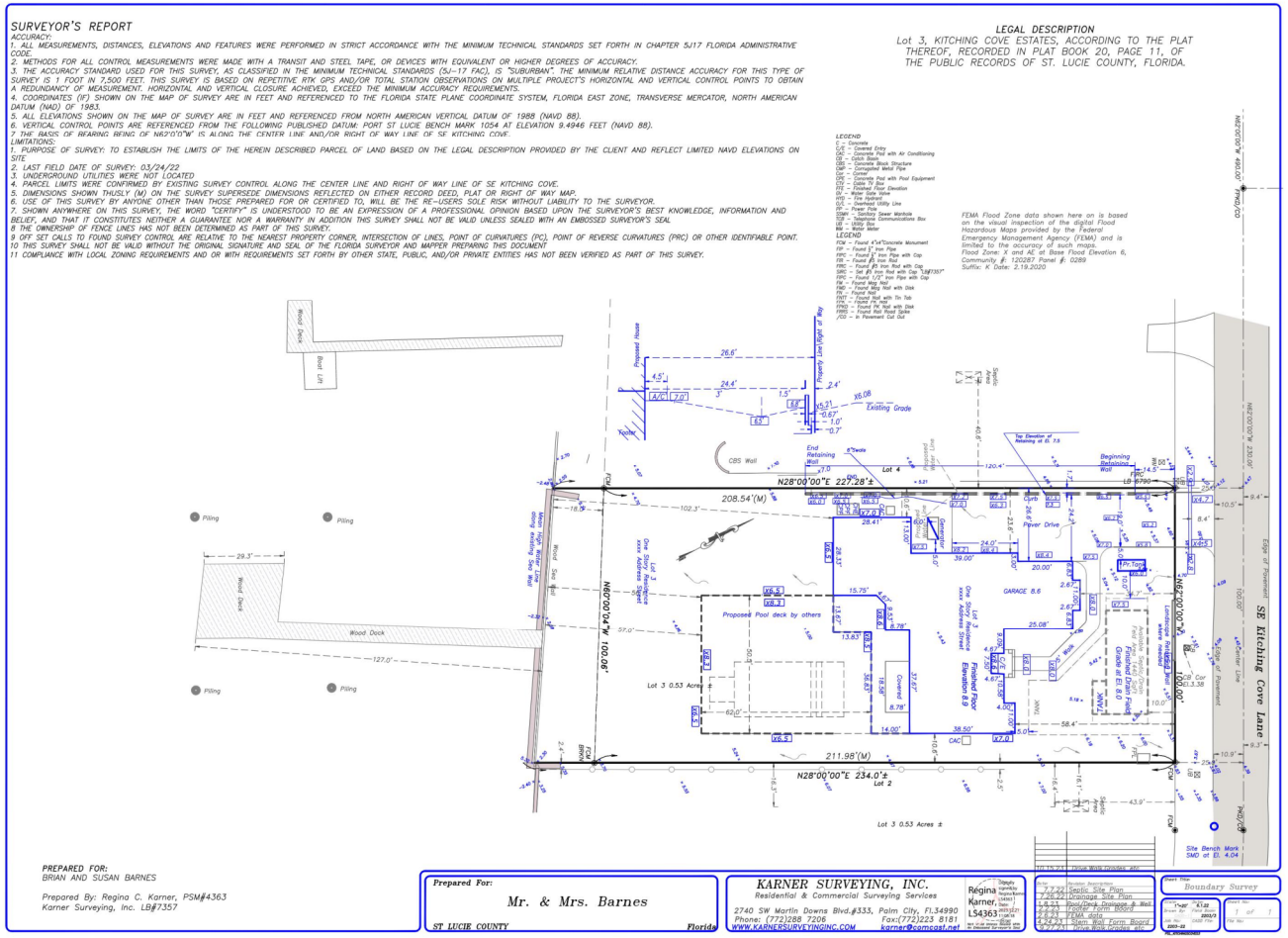


Zoning

Direction	Zoning
North	Estate Residential (RE)
South	Single-Family Residential (RS-2)
East	Estate Residential (RE)
West	Estate Residential (RE)



Survey


SURVEYOR'S REPORT
ACCURACY:
1. ALL MEASUREMENTS, DISTANCES, ELEVATIONS AND FEATURES WERE PERFORMED IN STRICT ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS SET FORTH IN CHAPTER 5J17 FLORIDA ADMINISTRATIVE CODE.
2. METHODS FOR ALL CONTROL MEASUREMENTS WERE MADE WITH A TRANSIT AND STEEL TAPE, OR DEVICES WITH EQUIVALENT OR HIGHER DEGREES OF ACCURACY.
3. THE ACCURACY STANDARD USED FOR THIS SURVEY, AS CLASSIFIED IN THE MINIMUM TECHNICAL STANDARDS (5J–17 FAC), IS "SUBURBAN". THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF SURVEY IS 1 FOOT IN 7,500 FEET. THIS SURVEY IS BASED ON REPETITIVE RTK GPS AND/OR TOTAL STATION OBSERVATIONS ON MULTIPLE PROJECT'S HORIZONTAL AND VERTICAL CONTROL POINTS TO OBTAIN A REDUNDANCY OF MEASUREMENT. HORIZONTAL AND VERTICAL CLOSURE ACHIEVED, EXCEED THE MINIMUM ACCURACY REQUIREMENTS.
4. COORDINATES (IF) SHOWN ON THE MAP OF SURVEY ARE IN FEET AND REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, TRANSVERSE MERCATOR, NORTH AMERICAN DATUM (NAD) OF 1983.
5. ALL ELEVATIONS SHOWN ON THE MAP OF SURVEY ARE IN FEET AND REFERENCED FROM NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
6. VERTICAL CONTROL POINTS ARE REFERENCED FROM THE FOLLOWING PUBLISHED DATUM: PORT ST LUCIE BENCH MARK 1054 AT ELEVATION 9.4946 FEET (NAVD 88).
7 THE BASIS OF BEARING BEING OF N62°01'0"W IS ALONG THE CENTER LINE AND/OR RIGHT OF WAY LINE OF SE KITCHING COVE.
LIMITATIONS:
1. PURPOSE OF SURVEY: TO ESTABLISH THE LIMITS OF THE HEREIN DESCRIBED PARCEL OF LAND BASED ON THE LEGAL DESCRIPTION PROVIDED BY THE CLIENT AND REFLECT LIMITED NAVD ELEVATIONS ON SITE.
2. LAST FIELD DATE OF SURVEY: 03/24/22.
3. UNDERGROUND UTILITIES WERE NOT LOCATED.
4. PARCEL LIMITS WERE CONFIRMED BY EXISTING SURVEY CONTROL ALONG THE CENTER LINE AND RIGHT OF WAY LINE OF SE KITCHING COVE.
5. DIMENSIONS SHOWN THUSLY (M) ON THE SURVEY SUPERSEDE DIMENSIONS REFLECTED ON EITHER RECORD DEED, PLAT OR RIGHT OF WAY MAP.
6. USE OF THIS SURVEY BY ANYONE OTHER THAN THOSE PREPARED FOR OR CERTIFIED TO, WILL BE THE RE–USERS SOLE RISK WITHOUT LIABILITY TO THE SURVEYOR.
7. SHOWN ANYWHERE ON THIS SURVEY, THE WORD "CERTIFY" IS UNDERSTOOD TO BE AN EXPRESSION OF A PROFESSIONAL OPINION BASED UPON THE SURVEYOR'S BEST KNOWLEDGE, INFORMATION AND BELIEF, AND THAT IT CONSTITUTES NEITHER A GUARANTEE NOR A WARRANTY IN ADDITION THIS SURVEY SHALL NOT BE VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL
8 THE OWNERSHIP OF FENCE LINES HAS NOT BEEN DETERMINED AS PART OF THIS SURVEY.
9 OFF SET CALLS TO FOUND SURVEY CONTROL ARE RELATIVE TO THE NEAREST PROPERTY CORNER, INTERSECTION OF LINES, POINT OF CURVATURES (PC), POINT OF REVERSE CURVATURES (PRC) OR OTHER IDENTIFIABLE POINT.
10 THIS SURVEY SHALL NOT BE VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF THE FLORIDA SURVEYOR AND MAPPER PREPARING THIS DOCUMENT
11 COMPLIANCE WITH LOCAL ZONING REQUIREMENTS AND OR WITH REQUIREMENTS SET FORTH BY OTHER STATE, PUBLIC, AND/OR PRIVATE ENTITIES HAS NOT BEEN VERIFIED AS PART OF THIS SURVEY.
LEGAL DESCRIPTION
Lot 3, KITCHING COVE ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 20, PAGE 11, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
LEGEND
C – Concrete
C/E – Covered Entry
CAC – Central Heat with Air Conditioning
CB – Catch Basin
CBS – Concrete Block Structure
CMP – Corrugated Metal Pipe
COV – Covered
CP – Concrete Pad with Pool Equipment
CTV – Cable TV Box
FFE – Finished Floor Elevation
FH – Fire Hydrant
FPED – Fire Hydrant
O/L – Overhead Utility Line
P – Power Pole
SMH – Sanitary Sewer Manhole
TCB – Telephone Communications Box
UB – Utility Box
WM – Water Meter
LEGEND
FCM – Found 4"x4"Concrete Monument
FIP – Found 5/8" Iron Pipe
FIPC – Found 5/8" Iron Pipe with Cap
FIR – Found 5/8 Iron Rod
FIRC – Found 5/8 Iron Rod with Cap
SIRC – Set 5/8 Iron Rod with Cap "LB#7357"
SIPC – Set 5/8" Iron Pipe with Cap
FN – Found Nail
FND – Found Mag Nail with Disk
FN – Found Nail
FNT – Found Nail with Tin Tab
FPK – Found PK Nail
FPKD – Found PK Nail with Disk
FRSS – Found Rail Road Spike
FD – In Pavement Cut Out
FEMA Flood Zone data shown here on is based on the visual inspection of the digital Flood Hazardous Maps provided by the Federal Emergency Management Agency (FEMA) and is limited to the accuracy of such maps.
Flood Zone: X and AE at Base Flood Elevation 6,
Community #: 120287 Panel #: 0289
Suffix: K Date: 2.19.2020
N62°00'00"W 230.00'
PRM/D
Edge of Pavement
SE Kitching Cove Lane
Center Line
Proposed House
Property Line/Right of Way
Existing Grade
Septic Area
Top Elevation of Retaining at El. 7.5
Beginning Retaining Wall
End Retaining Wall
CBS Wall
Lot 4
N28°00'00"E 227.28'±
LB 6780
208.54'(M)
Pool
Screen
Paver Drive
Curb
Pr. Top
GARAGE 8.6
Proposed Pool deck by others
Lot 3 0.53 Acres ±
Finished Floor Elevation 8.9
Grade at El. 8.0
Finished Drain Field
Landscape Berm where needed
Lot 3 Concrete xxxx Address Street
N62°00'00"W 100.00'
N00°00'00"W 100.00'
Wood Deck
Wood Deck
Wood Deck
Piling
Piling
Piling
Piling
211.98'(M)
N28°00'00"E 234.0'±
Lot 2
Lot 3 0.53 Acres ±
Site Bench Mark SMD at El. 4.04
PREPARED FOR:
BRIAN AND SUSAN BARNES
Prepared By: Regina C. Karner, PSM#4363
Karner Surveying, Inc. LB#7357
Prepared For:
Mr. & Mrs. Barnes
ST LUCIE COUNTY
Florida
KARNER SURVEYING, INC.
Residential & Commercial Surveying Services
2740 SW Martin Downs Blvd.#333, Palm City, Fl.34990
Phone: (772)288 7206 Fax:(772)223 8181
WWW.KARNERSURVEYINGINC.COM
karner@comcast.net
Regina Karner, L54363
Boundary Survey

Staff Findings

- The owner has applied for the variance to encroach into the side yard setback due to the need to construct a driveway to access the side loaded garage of the new house that has been constructed.
- Section 158.217(c)(2)(n) states that any driveway is required to meet a minimum side yard setback of 6 feet. The proposed driveway is located within the front portion of the property that does not intrude on the septic tank/drainage field but intrudes into the 6-foot side yard setback.
- The variance granted is the minimum due to the need of meeting the health department requirements for not constructing a driveway or any permanent structures on top of a septic tank.

Planning & Zoning Board Action Options

- Make a recommendation to approve the variance.
- Make a recommendation to approve the variance with conditions.
- Make a recommendation to deny.
- Make a motion to table.

DATE: February 27, 2024

TO: City of PSL
Mr. Francis Forman
772.344.4326
fforman@cityofpsl.com

TOTAL PAGES: TWO (02)

FROM: John A. Schultz
Business Address:

1193 SE Port St Lucie Blvd, Suite 292
Port St Lucie, FL 34952
909.228.0424 M
csccmd@hotmail.com

RE: Mr. Brian Barnes & Mrs. Susan Barnes

1003 SE Kitching Cove Lane
Port St Lucie, FL 34952

REF: P24-013
Letter of 02/22/24 By Mr. Francis Foreman
Variance For Mr. and Mrs. Bryan & Susan Barnes

SUB: Response in **FAVOR OF** Mr. Brian Barnes / Mrs. Susan Barnes

REQUEST: Please add to your file as part of the Variance Considerations

I own and occupy a property two houses from Mr. and Mrs. Barnes as their adjacent neighbors. I have never met either; Mr. nor Mrs. Barnes. Mr. nor Mrs. Barnes have not asked anything of me, I present myself for these considerations standing for Mr. and Mrs. Barnes (herein referred to as: Barnes) coming forward of my own free will under no duress or endorsement. I am respondent to PSL Letter of February 22, 2024.

When I purchased my property, the private community had sixteen (16) total lots all with expensive homes built upon them, with one single eyesore empty lot: 1003 SE Kitching Cove Lane - the property Barnes purchased. The lot was infested with rats, snakes, raccoons, squirrels, rodents, and trash. The brush was unsightly overgrown and the overall condition eroded the values of the general community. I walked the property when it went up for sale thinking of buying it just to clean it up, but then THANKFULLY Barnes came along and purchased it.

Barnes is advancing the property to an extremely high level, cleaned up the debris and been eliminating the disastrous effect the abandoned property had on the community it is located within, before Barnes purchased it.

Along the path of recovering the dilapidated property, Barnes has always acted with a sense of community I am grateful for. He sends out advance emails as to actions he intends, makes himself available for direct neighbor input, and had demonstrated to me personally an honest posture to work with others as he betters our private community and the City of PSL at large. I endorse an uninterrupted continuance to Barnes investment in cooperation with the City of PSL, making significant improvements to the community.

As to the property itself, PLEASE NOTE: Any party living on Kitching Cove Lane could have purchased the property themselves with an abundant opportunity to do so, as the lot was up for sale for some time. I submit to the City of PSL, if any neighbor TRULY sought to manipulate, control, influence, regulate, exercise authority over the property ... THEY COULD HAVE BOUGHT IT - and in fact SHOULD HAVE … if they so were motivated. Not wait for Barnes to come along, and at a tremendous cost, clean up that mess - then subsequent attempt to thwart their wonderful progress.

These comments are made as *I have personally witnessed* the direct neighbors at 1004 Kitching Cove Lane (herein referred as 1004) illegally attempt to deter and disrupt Barnes amazing work. I personally observed for example, 1004 enter the Barnes property *without his permission* (adverse to any other legal standards) and try to stop clean up work taking place *threatening the workers on the lot*. This was before any construction ground breaking had taken place, so the motivations of 1004 had nothing to do with property variances, but seemed far more based in some sort of instability, emotionally corrupted lack of respectful discipline, and down right irrational hostility as the lot being no longer able for them to use, as they were doing previous to its purchase.

Over months 1004 has continued with these arbitrary actions. I personally observed (witnessed by other as well) of 1004 yelling at workers on Barnes property, engaging them violently, screaming incoherent outbursts, and other abstract conduct that not only threatened the workers on Barnes lot, but create a health and safety elevated risk.

I have suggested Barnes seek a restraining order (order of protection) for 1004, for the safety of the folks working on his lot and to return some resemblance of sanity from the threatening hostile actions of 1004.

Agenda Summary

2024-200

Agenda Date: 3/5/2024 **Agenda Item No.:** 8.j

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P24-014 Go Team Industrial Park Unit 1 - Lot 6 - Landscape Modification

Location: The property is located south of NW Commerce Center Drive and west NW Settle Avenue.

Legal Description: Go Team Industrial Park - Unit One - Block B, Lot 6

This is a request to retain the existing landscaping and 8-foot opaque chain-link fence in lieu of an architectural buffer wall on the south side of the site per Section 154.12 of the City of Port St. Lucie Code of Ordinances

Submitted By: Daniel Robinson, Planner III

Executive Summary: The applicant is requesting approval for the existing landscaping and 8-foot opaque chain-link fence to remain in lieu of an architectural wall as per Section 154.12 of the Landscape and Land Clearing Code. A wall is required in a landscape buffer strip where Commercial, industrial, institutional, office or public facility uses abut property to the side or rear which is designated with an open space or residential land use or has a residential use per Section 154.03(C)(5) of the Landscape and Land Clearing Code.

Presentation Information: Staff will provide a presentation.

Planning and Zoning Board Action Options:
If the Board finds that the application is consistent with the criteria as listed in Section 154.12 (B) of the City code (listed above), then the Board may:

- Motion to approve.
- Motion to approve with the following condition: The existing Clusia Rosea hedges, along the southern property line, are to be maintained at a minimum of six feet.

If the Board finds that the landscape modification application is inconsistent with the criteria as listed in Section 154.12 (B) of the City code, then the Board may:

- Motion to deny

Should the Board need further clarification or information from either the applicant and/or staff, the Board may:

- Motion to table or continue the hearing or review to a future meeting

Background: See attached staff report.

Issues/Analysis: N/A

Special Consideration: N/A

Location of Project: The property is located south of NW Commerce Center Drive and west NW Settle Avenue.

Attachments:

- Staff report
- Landscape Plan
- Southern Boundary view
- Application
- Applicant Justification
- Staff presentation

Go Team Industrial Park Unit 1 - Lot 6
Landscape Modification
Project No. P24-014



SUMMARY

Applicant's Request:	For approval for the existing landscaping and 8-foot opaque chain-link fence to remain in lieu of an architectural buffer wall on the south side of the site per Section 154.12 of the City of Port St. Lucie Code of Ordinances.
Applicant:	Randall Rodgers, P.E.
Property Owner:	Cone & Graham, Inc.
Location:	The property is located south of NW Commerce Center Drive and west NW Settle Avenue.
Application Type:	Landscape Modification, Quasi-Judicial
Project Planner:	Daniel Robinson, Planner III

Project Description

The subject property is located south of NW Commerce Center Drive and in the southwest side of NW Settle Avenue. The subject property, approximately 5 acres in size, currently has an approved minor site plan (P19-046) for an open storage lot. The applicant is proposing a warehouse building within the existing open storage lot. The property was granted a landscape modification (P19-107) to allow for the chain-link fence and landscaping with the condition that the approval was contingent on the open storage use. The applicant has recently submitted a site plan amendment to add a 9,960 square foot building for the use of warehouse and office. This renders the existing landscape modification approval invalid, and the updated site plan now requires the buffer wall.

Landscaping and an 8-foot- high opaque chain-link fence were installed in lieu of an architectural wall with the previous landscape modification approval. A wall is required in a landscape buffer strip where Commercial, industrial, institutional, office or public facility uses abut property to the side or rear which is designated with an open space or residential land use or has a residential use per Section 154.03(C)(5) of the Landscape and Land Clearing Code. The applicant proposes to retain the existing fence and landscaping. The trees along the southern perimeter of the property are Dahoon Holly, required due to the overhead power lines, and the hedges are Clusia Rosea.

The property has a 50-foot easement along its southern border containing a drainage canal. South of the property is a St. Lucie County Zoned residential development. The development abutting the properties southern border contains a 50-foot buffer easement tract (Tract "B") dedicated to the Reserve Property Owners Association, Inc. for landscape and buffering purposes.

Review Criteria

An application for a landscape modification is reviewed for consistency with Article I of the Landscape and Land Clearing Code, Section 154.12.

Requests for landscape exemption or modification to landscape buffer wall requirements will be based on review of detailed plans identifying the size, quantity, and location of the vegetation to be preserved and installed along the proposed site's boundaries, the use(s) proposed for the property seeking the modification or exemption, and the proposed and existing uses surrounding uses.

Public Notice Requirements (Section 158.298 (B))

Public notice was mailed to owners within 750 feet and the file was included in the ad for the Planning and Zoning Board's agenda.

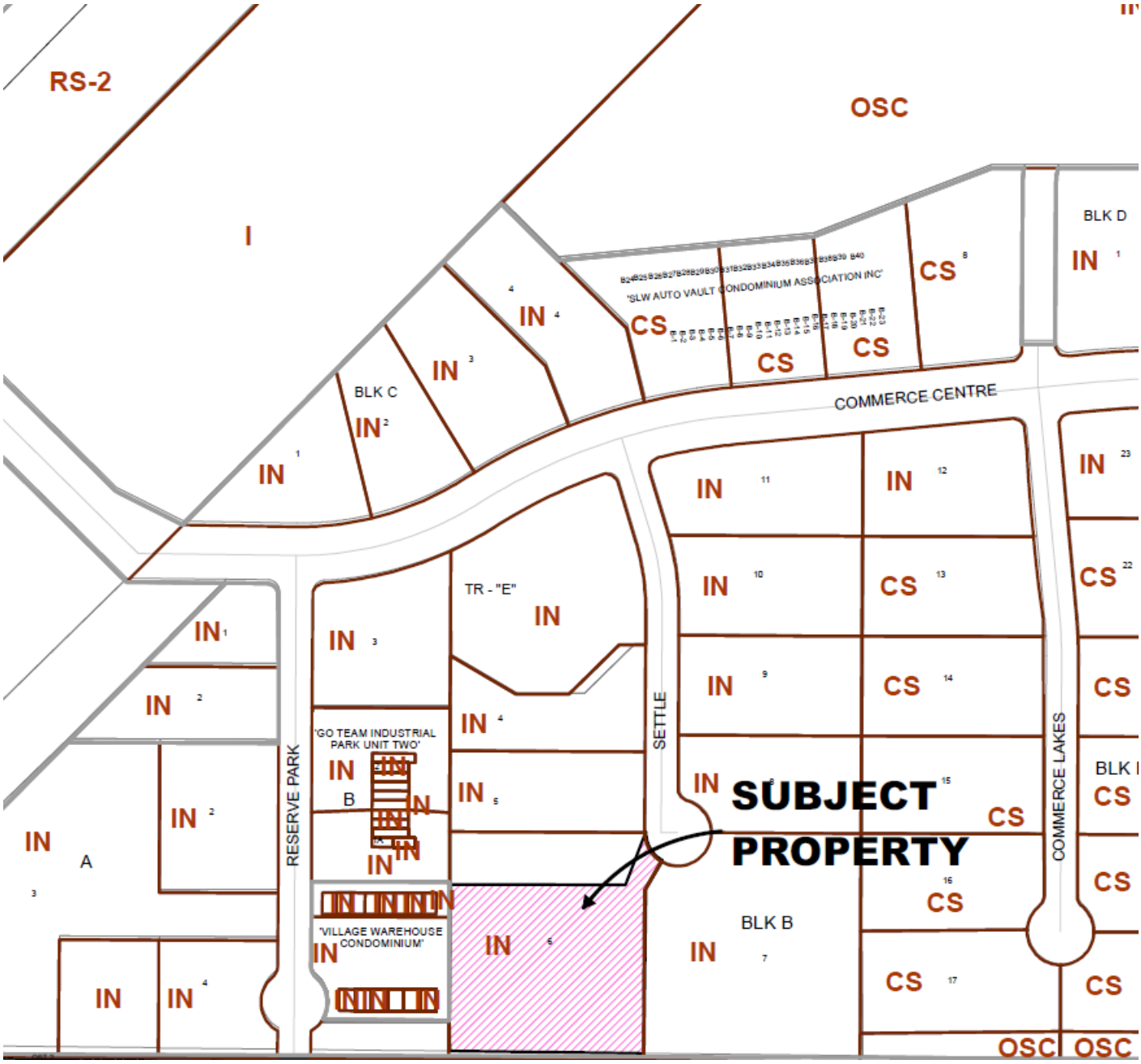
Location and Site Information

Parcel Number:	331570100060103
Property Size:	4.58 acres
Legal Description:	Go Team Industrial Park – Unit One – Block B, Lot 6
Address:	2100 NW Settle Avenue
Future Land Use:	Heavy Industrial (HI)
Existing Zoning:	Industrial (IN)
Existing Use:	Open Storage Yard

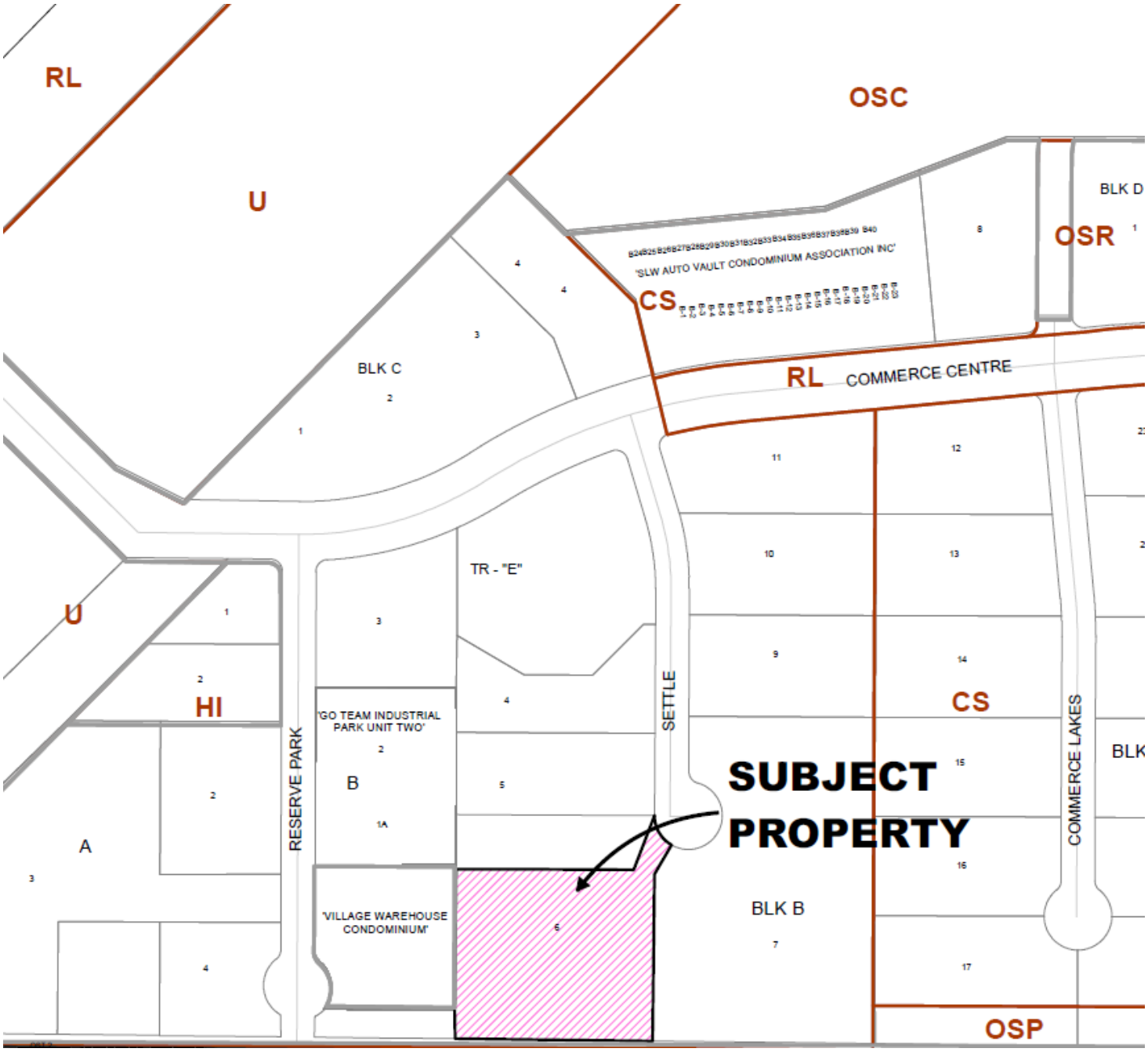
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	HI	IN	Industrial warehouse
South	County (RS)	PUD	Residential development
East	HI	IN	Industrial warehouse
West	HI	IN	Industrial warehouse

IN – Industrial HI –Heavy Industrial PUD – Planned Unit Development County (RS) – Residential Suburban


RS-2
I
OSC
BLK D
IN
CS
'SLW AUTO VAULT CONDOMINIUM ASSOCIATION INC'
BLK C
COMMERCE CENTRE
TR - "E"
'GO TEAM INDUSTRIAL PARK UNIT TWO'
'VILLAGE WAREHOUSE CONDOMINIUM'
RESERVE PARK
SETTLE
COMMERCE LAKES
BLK B
SUBJECT PROPERTY
OSC

Zoning Map



Future Land Use Map

IMPACTS AND FINDINGS

Section 154.12 (B) of the Landscape and Land Clearing Code establishes the duties of the Planning and Zoning Board in authorizing a landscape modification. The Planning and Zoning Board may authorize a landscape modification from the provisions of the Landscape and Land Clearing Code. Requests for landscape exemption or modification to landscape buffer wall requirements will be based on review of detailed plans identifying the size, quantity, and location of the vegetation to be preserved and installed along the proposed site's boundaries, the use(s) proposed for the property seeking the modification or exemption, and the proposed and existing uses surrounding uses. The Planning and Zoning Board should consider the criteria listed under Section 154.12 (B) of the Landscape and Clearing Code. The applicant's response to this criterion is attached to the application. Staff's review is provided below:

Compatibility with exemption or modification to landscape buffer wall criteria Section 154.12 (B).

1) The total area dedicated to a buffer will be greater than what the code would impose without the modification.

    - *Staff Findings: The total area dedicated to a buffer will not exceed what is required by the code.*

2) Outside activities and hours of operation for the proposed use(s).

    - *Staff Findings: The outside activities would be consistent with an open storage use and a warehousing building. Work outside of the building for any of the warehouse uses is strictly prohibited. The site currently has large vehicles moving material around in the storage area of the property when necessary.*

3) Natural and man-made features or uses that provide distance and separation from those existing uses to be buffered.

    - *Staff Findings: The property has a 50-foot easement along its southern border containing a drainage canal. South of the property is a St. Lucie County Zoned residential development. The development abutting the properties southern border contains a 50-foot buffer easement tract (Tract "B") dedicated to the Reserve Property Owners Association, Inc. for landscape and buffering purposes.*

4) Other factors that may be important to a decision.

    - *Staff Findings: The landscape plan (see the landscape plan attached) provides for trees and hedges along the southern perimeter and the landscaping shall be irrigated. Staff emphasizes the importance of maintaining the appropriate site landscaping to screen the project from neighboring uses. Staff recommends the following condition. - The proposed Clusia Rosea hedges, along the southern property line, are to be maintained at a minimum of six feet.*

PLANNING AND ZONING BOARD ACTION OPTIONS

Staff recommends the following condition. - The proposed Clusia Rosea hedges, along the southern property line, are to be maintained at a minimum of six feet.

The Board may choose to approve, deny or table the proposed landscape modification.

If the Board finds that the application is consistent with the criteria as listed in Section 154.12 (B) of the City code (listed above), then the Board may:

- Motion to approve.

If the Board finds that the landscape modification application is inconsistent with the criteria as listed in Section 154.12 (B) of the City code, then the Board may:

- Motion to deny

Should the Board need further clarification or information from either the applicant and/or staff, the Board may:

- Motion to table or continue the hearing or review to a future meeting

(NOTE TO APPLICANTS: Any request that is denied by the Planning and Zoning Board may be appealed to the Board of Zoning Appeals. Appeal applications are made through the City Clerk's office and must be submitted within 15 days after the Planning and Zoning Board hearing).

EXISTING LANDSCAPE PREVIOUSLY APPROVED

PROPERTY TRANSFERRED FROM LOT 6
43,559 S.F. (1.000AC)

PROP. RECONFIGURED PROPERTY LINE

PROPROPOSED FENCE

PROP. LANDSCAPE BUFFER LOT 5

PROP. LANDSCAPE BUFFER LOT 6

PROP. FDOT TYPE 'C' INLET (TYP.)

LOT 6
BLOCK 'B'

EXISTING 11 QUERCUS VIRGINIANA & 155 MYRCIANTHUS FRAGRANS PREVIOUSLY APPROVED

EXISTING 8' HIGH 100% OPAQUE CHAIN LINK FENCE TO REMAIN

EXISTING 12 ILEX CASSINE & 185 CLUSIA ROSEA PREVIOUSLY APPROVED

EXISTING 12 SWIETENIA & 178 CONOCARPUS ERECTUS PREVIOUSLY APPROVED

EXISTING 8' HIGH 100% OPAQUE CHAIN LINK FENCE TO REMAIN

PROP. DUMPSTER ENCLOSURE W/ 5' HIGH MASONRY WALLS 100% OPAQUE GATES W/ RECYCLE DUMPSTER (SEE DETAIL)

EX. 15" HPPP

PROP. 15" HPPP

EX. INLET
EX. TOP EL. 24.53
N INV. EL. 21.35
W INV. EL. 21.36

PROPOSED WAREHOUSE AREA
6,780 S.F.

PROPOSED OFFICE AREA
3,220 S.F.

GROSS FLOOR AREA = 10,000 S.F.
F.F.E. = 27.00 NAVD 1988

PROP. 8' HIGH 100% OPAQUE FENCE

PROP. A/C PAD

BAHIA SOD

SOD

NOTE: ANY DEAD PLANTS IN THE PREVIOUSLY APPROVED AND INSTALLED LANDSCAPE AREAS WILL BE REPLACED ACCORDING TO THE ORIGINAL PLAN AND SPECIFICTIONS.

0' 10' 20' 40'

LANDSCAPE CONTRACTOR NOTES

ALL PLANT MATERIAL SHALL BE FLORIDA #1 OR BETTER. PLANTS WILL BE INSPECTED BY THE LANDSCAPE ARCHITECT. THOSE PLANTS THAT DO NOT MEET THE SPECIFICATIONS IN SIZE OR GRADE WILL BE REJECTED.

THE LANDSCAPE CONTRACTOR SHOULD HAVE A COMPETENT FOREMAN IDENTIFIED AT THE BEGINING OF THE JOB WHO WILL BE ON THE JOB THROUGHOUT THE INSTALLATION OF PLANTING. THIS PERSON SHALL BE RESPONSIBLE FOR DIRECTING THE CREW AND ANY SUBCONTRACTORS WORKING FOR THE LANDSCAPE CONTRACTOR AND SHALL ACT AS THE LANDSCAPE CONTRACTOR'S REPRESENTATIVE TO THE OWNER AND LANDSCAPE ARCHITECT.

THE LANDSCAPE CONTRACTOR SHALL LAY OUT AREAS TO BE PLANTED AND ARRANGE A MEETING WITH THE LANDSCAPE ARCHITECT FOR APPROVAL BEFORE PLANTING.

THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREPARATIONOF ALL AREAS TO RECEIVE PLANTS. ALL PLANTS, GRASSES AND WEEDS SHALL BE REMOVED BY HAND, ROTOTILLING OR BY SCRAPING. GROUND IS TO BE LEVELED AND WATERED IF DRY. FILL TREE AND PALM HOLES WITH WATER PRIOR TO PLANTING. IF WATER DOES NOT COMPLETELY DRAIN FROM HOLE WITHIN FOUR HOURS, CONTACT LANDSCAPE ARCHITECT FOR APPROVAL BEFORE PLANTING. PLANT HOLESARE TO BE BACKFILLED WITH A HOMOGENEOUS SOIL MIX CONSISTING OF 2 PARTS SANDY TOPSOIL, 2 PARTS PEAT MOSS AND 1 PART COW MANURE OR MILORGANITE. AGRIFORM 20-10-15 PLANTING TABLETS SHALL BE ADDED TO EACH PLANT HOLE ACCORDING TO THE MANUFACTURERS RECOMMENDED APPLICATION RATES. BACKFILL HALFWAY UP THE ROOTBALL, PLACE THE TABLETS BESIDE THE ROOTBALL ABOUT 1 INCH FROM THE ROOTIPS. DO NOT PLACE TABLET(S) IN BOTTOM OF HOLE.

THE CONTRACTOR SHALL PROVIDE THE SPECIFIED MULCH. INSTALL 3" DEPTH OF SPECIFIED MULCH TO ALL AREAS INDICATED ON THE PLAN. THE MULCH SHALL BE INSTALLED AS SHOWN ON THE DETAILS TO ENSURE THAT IT IS NOT INSTALLED TOO CLOSE TO THE PLANT TRUNK OR STEM.

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE THAT ALL PLANT MATERIAL SHALL BE ALIVE AND THRIVING FOR A PERIOD OF ONE YEAR FOLLOWING PLANTING. THE LANDSCAPE CONTRACTORSHALL REPLACE DEAD OR SICK PLANTS AT NO ADDITIONAL COST TO THE OWNER.

PROPOSED PLANT MATERIAL LIST

TREES (* indicates native tree or shrub)

	Code Name	Quantity	Scientific Name	Common Name	Planting Size
*	CE	14	CONOCARPUS ERECTUS	GREEN BUTTONWOOD	12' X 7', 2 1/2"DBH
*	ILEX	6	ILEX CASSINE	DAHOON HOLLY	12' X 7', 2 1/2"DBH
	LI	3	LAGERSTROMIA INDICA	CRAPE MYRTLE	12' X 7', 2 1/2"DBH
*	WB	7	WODYETIA BIFURCATA	FOOXTAIL PALM	16' OA, 8" DBH

SHRUBS & GROUNDCOVERS

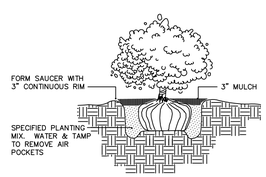
	Code Name	Quantity	Scientific Name	Common Name	Planting Size
*	CI	247	CHRYSOBALANUS ICACO	COCOPLUM	28" X 20" #3, 30" OC

OTHER MATERIALS

MULCH	18	CU. YDS. ENVIRO MULCH (EST.)
SOD	4800	SQ. BAHIA SOD (EST.)

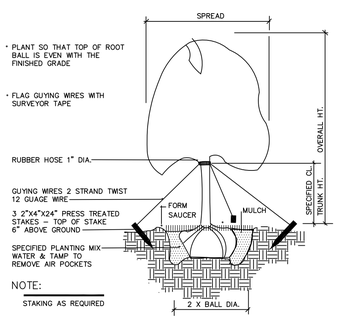
REQUIRED TREE DATA

ADDITIONAL PERIMETER BUFFER 445 L. FT. DIVIDED BY 30 = 15 ADDITIONAL TREES REQUIRED
TREES FOR TERMINAL ISLAND IN PARKING LOT 8 REQUIRED
23 TOTAL TREES REQUIRED
23 TOTAL TREES PROVIDED



SHRUB PLANTING

SCALE: NOT TO SCALE



TREE PLANTING – GUY WIRES

SCALE: NOT TO SCALE

DATE: 9/27/23
REV. 11/3/23 dump. plts.
REV. 11/17/23 entire site, exist. & proposed
REV. 11/27/23 flower.trees
REV. 12/6/23
REV. 1/30/24 corrections
REV. 2/13/24 wall location
REV. 2/26/24 wall to frn 640

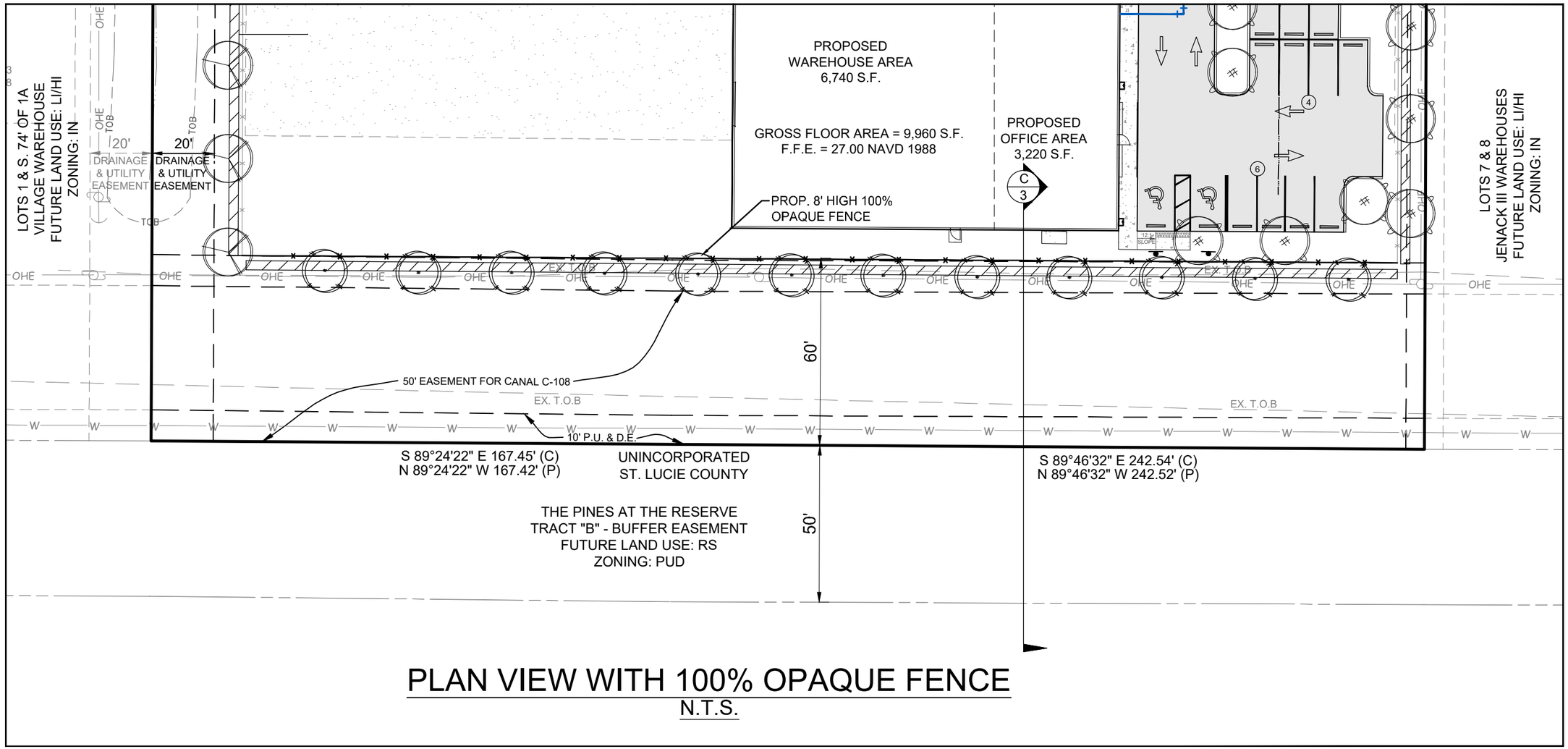
DANIEL J. SUGG
LANDSCAPE ARCHITECT / SITE PLANNER
POST OFFICE BOX 335, JENSEN BEACH, FL 34958
PHONE: (772) 485-1776 danlandarch@gmail.com

PROPOSED BUFFER LANDSCAPE PLAN

LOT 6 STORAGE YARD

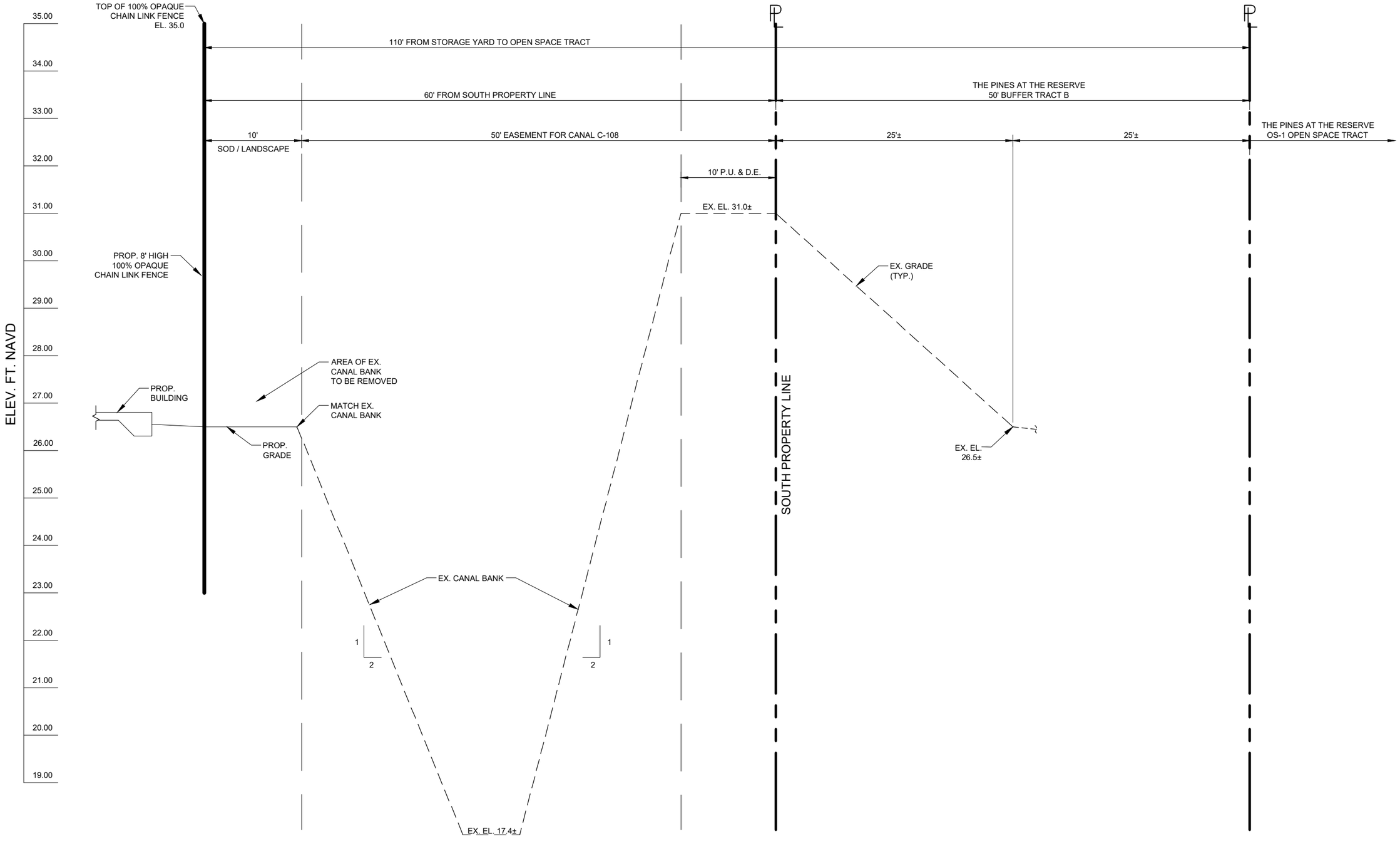
SETTLE AVENUE, PORT ST. LUCIE

SHEET 1 OF ONE



PLAN VIEW WITH 100% OPAQUE FENCE

N.T.S.



C
3

CROSS SECTION WITH 100% OPAQUE FENCE

SCALE: 1" = 10' H
1" = 2' V

LANDSCAPE MODIFICATION APPLICATION

CITY OF PORT ST. LUCIE
Planning & Zoning Department
121 SW Port ST. Lucie Blvd.
Port St. Lucie, Florida 34984
(772) 871-5212 FAX: (772) 871-5124

FOR OFFICE USE ONLY

Planning Dept_____
Fee (Nonrefundable)$_____
Receipt #_____

Refer to "Fee Schedule" for application fee. Make check payable to the "City of Port St. Lucie. Fee is nonrefundable unless application is withdrawn prior to Planning and Zoning Board meeting. **Attach two copies of proof of ownership (e.g. warranty deed, affidavit), and a copy of recent survey.**

PRIMARY CONTACT EMAIL ADDRESS: rcropp@conegraham.com

PROPERTY OWNER:

Name: Cone & Graham Inc

Address: PO Box 310167, Tampa, FL 33680

Telephone No. 561-727-3939 Fax No. _____

APPLICANT (IF OTHER THAN OWNER, ATTACH AUTHORIZATION TO ACT AS AGENT):

Name: ONE16 Engineering

Address: 1717 Indian River Blvd - STE 302, Vero Beach, FL 32960

Telephone No. 772-201-1634 Fax No. _____

SUBJECT PROPERTY:

Legal Description: Lot 6, Block B, G.O. Team Industrial Park Unit 1, PB 23, Pgs 31 & 31A

Parcel I.D. Number: 3315-701-0006-010-3

Address: 2100 NW Settle Avenue, Port St. Lucie, FL 34986

Current zoning classification IN

Description of request and applicable conditions/circumstances justifying request (continue on separate sheet, if necessary). A landscape plan showing the proposed landscaping, prepared by a registered landscape architect, and reviewed by the site plan committee is required for City Council approval.

Please see the attached narrative and exhibits in support of providing a vegetative buffer and opaque fence in lieu of a masonry wall.

M. Randall Rodgers — Signature of Applicant

M. Randall Rodgers — Hand Print Name

1/29/24 — Date

NOTE: Signature on this application acknowledges that a certificate of concurrency for adequate public facilities as needed to service this project has not yet been determined. Adequacy of public facility services is not guaranteed at this stage in the development review process. Adequacy for public facilities is determined through certification of concurrency and the issuance of final local development orders as may be necessary for this project to be determined based on the application material submitted.

ONE16 Engineering
2961 W Midway Rd • Fort Pierce, FL 32981
1717 Indian River Blvd, Ste 302 • Vero Beach, FL 32960
Ph: 772/201-1634 • Email: info@onesixteeneng.com

Landscape Modification Justification

A landscape modification was previously approved for the site as resolution No. 19-R63 that a landscape wall was not required. A site plan amendment has been submitted and a new modification is required.

A landscape modification is requested to allow a vegetative buffer and 100% opaque fence in lieu of a masonry wall. The City Code requires that whenever a landscape buffer strip abuts Residential or Open Space Land Uses that a 6' high wall is required. The project site proposes to construct an open storage yard. The City Code requires that open storage yards provide an 8' high, 100% opaque fence to screen the open storage yard from adjacent properties, regardless of zoning. The open storage yard will be offset from the south property line 60'. In this southern 60' area of the site, there is an existing 50' wide drainage easement and existing drainage ditch currently occupying the southernmost 50' of the site. There will also be a 10' landscape buffer between the drainage easement and the storage yard. The opaque fence would be located at the edge of the storage yard, 60' from the south property line in lieu of the wall. The area at the south property line is already heavily vegetated with pines, saw palmetto, and other species, which already act as a buffer on the south side of the project site and is proposed to remain undisturbed.

The Pines at the Reserve subdivision is south of the project site. The parcel immediately adjacent to south of the subject project is Tract B - Buffer Tract, which is a 50' buffer that separates the Pines at the Reserve subdivision from the Reserve Commerce Park. This buffer tract is heavily vegetated with pines, oaks, saw palmetto, and other native and exotic species. When this buffer tract is combined with the existing vegetation to remain at the south end of the project, the existing drainage ditch, and the proposed 10' landscape strip, there will be distance of 110 feet between the open space tract south of the buffer tract and the proposed storage yard.

Another physical feature of note is that there is a change in elevation/grade with the south side of the existing drainage ditch being at a higher elevation of approximately 31.0', while the grade on the north side of the existing drainage ditch, where the storage yard will be located, is at a lower elevation that varies from 26.0' - 27.0'. This means the grade at the south property line is a minimum of 4' higher than the storage yard and when coupled with the 8' high wall, only 4' of the wall would be higher than the existing ground so the vertical relief is actually only 4'.

Considering the above information, specifically the 110 foot width between the open space tract and the storage yard, including all of the existing vegetation, proposed vegetation, and vertical relief of the existing grades, any increase in audible levels by using a wall versus a fence would be of no consequence. From a strictly visual standpoint, the fence would provide the same physical barrier characteristics and screening of the storage yard as a wall, although the presence of the existing and proposed vegetation will completely block the view of the storage yard nonetheless.

Go Team Industrial Park Unit 1 - Lot 6

Landscape Modification

(P24-014)

Planning and Zoning Board – March 5, 2024

Daniel Robinson, Planner III

General Information

Applicant's Request:	For approval for the existing landscaping and 8-foot-high opaque chain link fence to remain in lieu of an architectural buffer wall on the south side of the site per Section 154.12 of the City of Port St. Lucie Code of Ordinances.
Applicant:	Randall Rodgers, P.E.
Property Owner:	Cone & Graham, Inc.
Location:	The property is located south of NW Commerce Center Drive and west NW Settle Avenue.

Project Summary

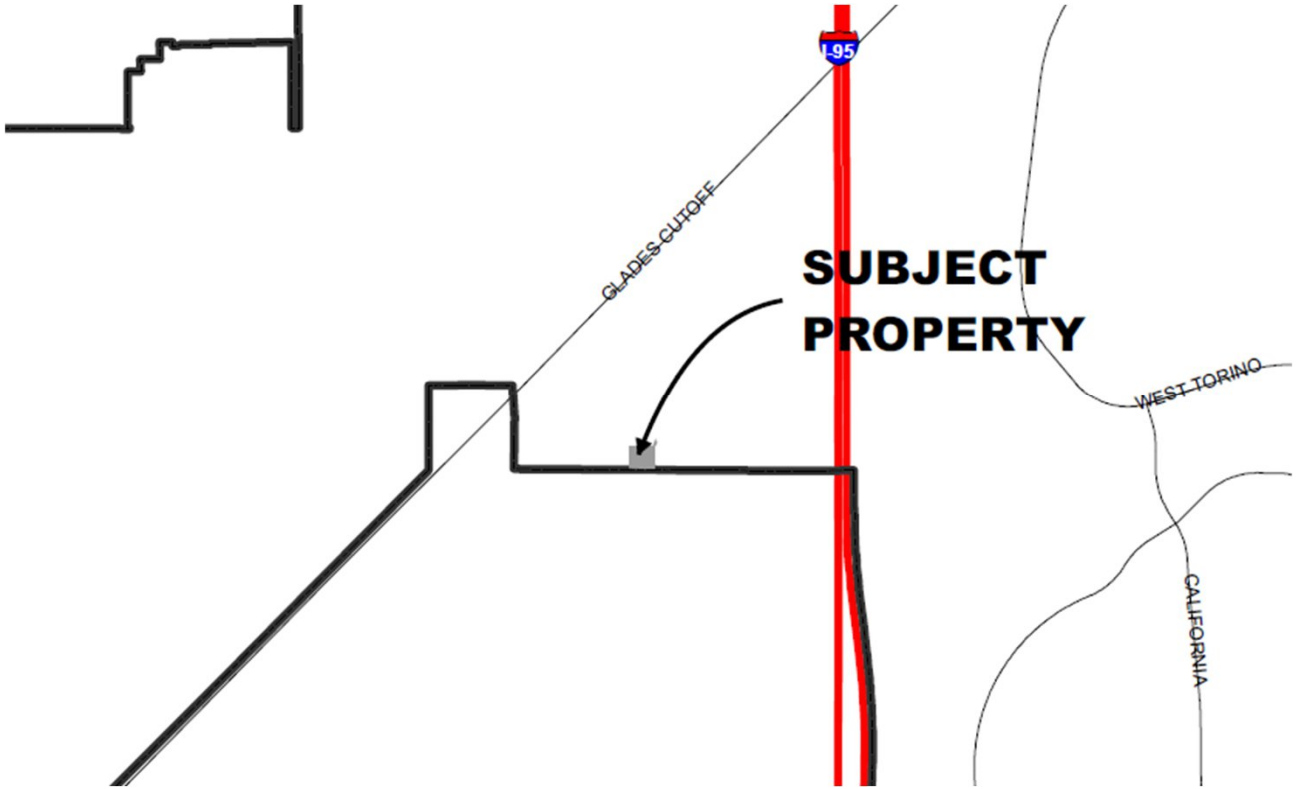
- The subject property, approximately 5 acres in size, currently has an approved minor site plan (P19-046) for an open storage lot.
- The property was granted a landscape modification (P19-107) to allow for the opaque chain-link fence and landscaping with the condition that the approval was contingent on the open storage use.
- The applicant has recently submitted a site plan amendment to add a 9,960 square foot building for the use of warehouse and office, which is why they need to come back and seek re-approval of this landscape modification.

Modification Request

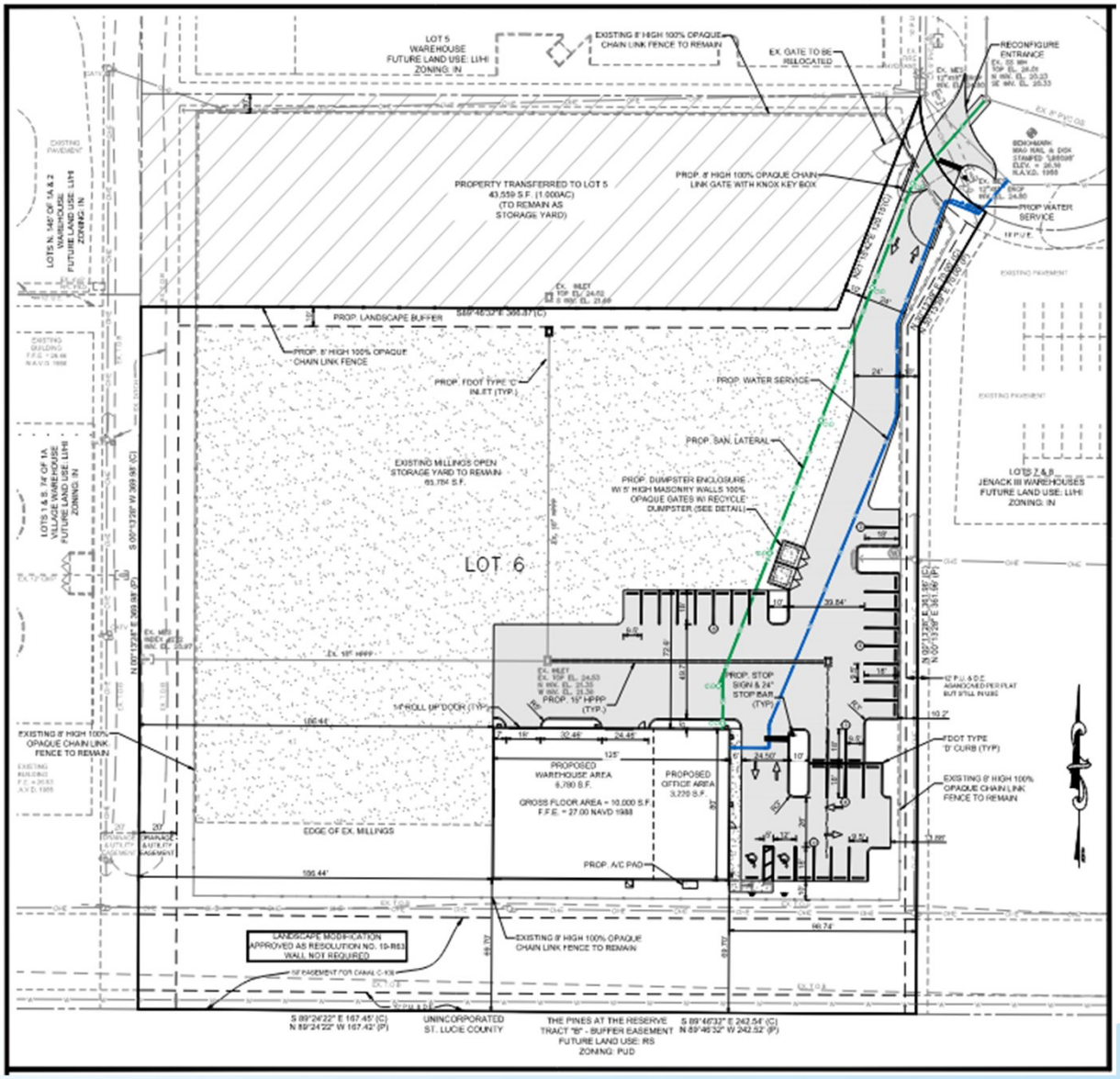
- Landscaping and an 8-foot- high opaque chain link fence were installed in lieu of an architectural wall with the previous landscape modification approval. The applicant proposes to retain the existing fence and landscaping.

- A wall is required in a landscape buffer strip where Commercial, industrial, institutional, office or public facility uses abut property to the side or rear which is designated with an open space or residential land use or has a residential use per Section 154.03(C)(5) of the Landscape and Land Clearing Code.

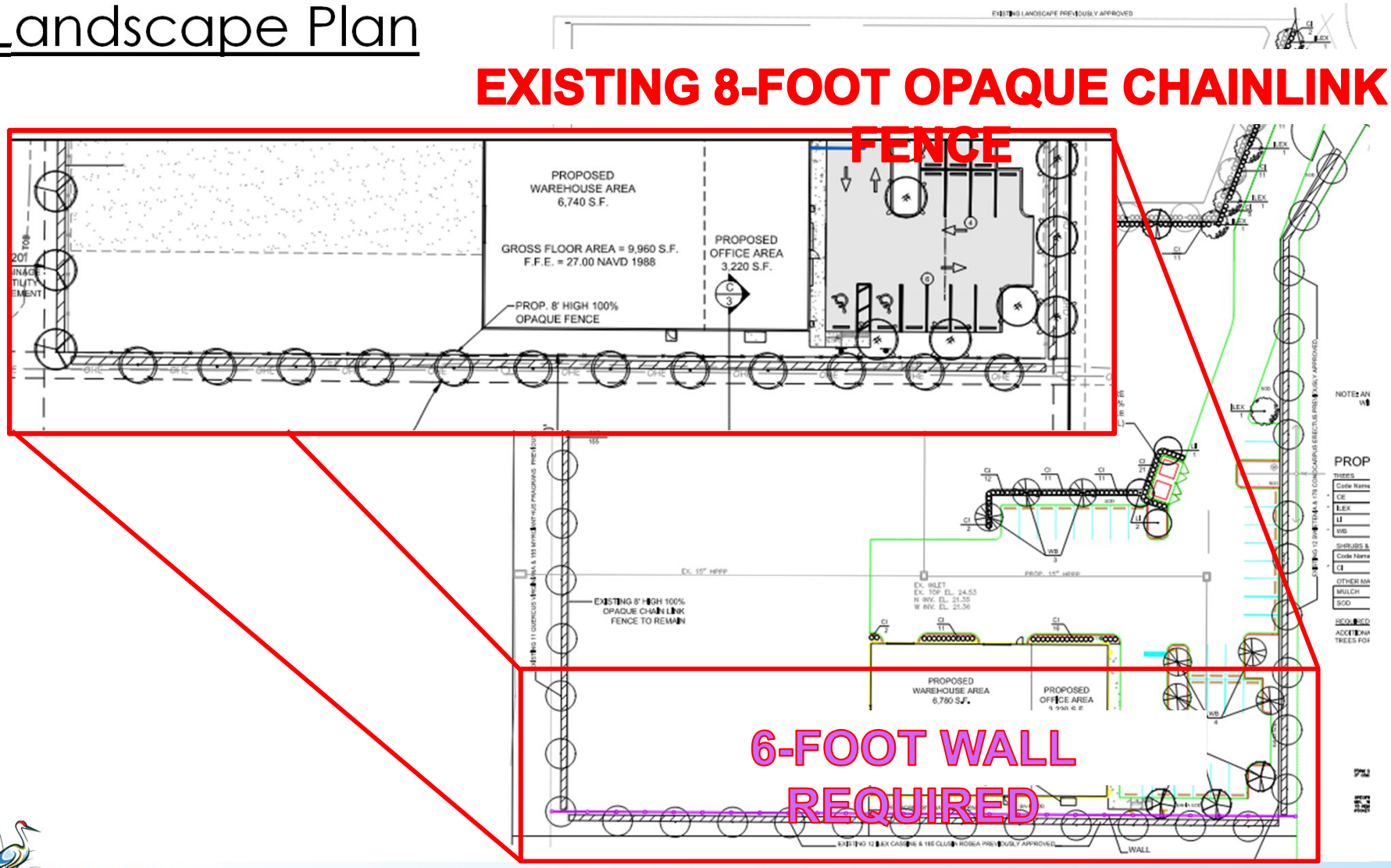
Location Map



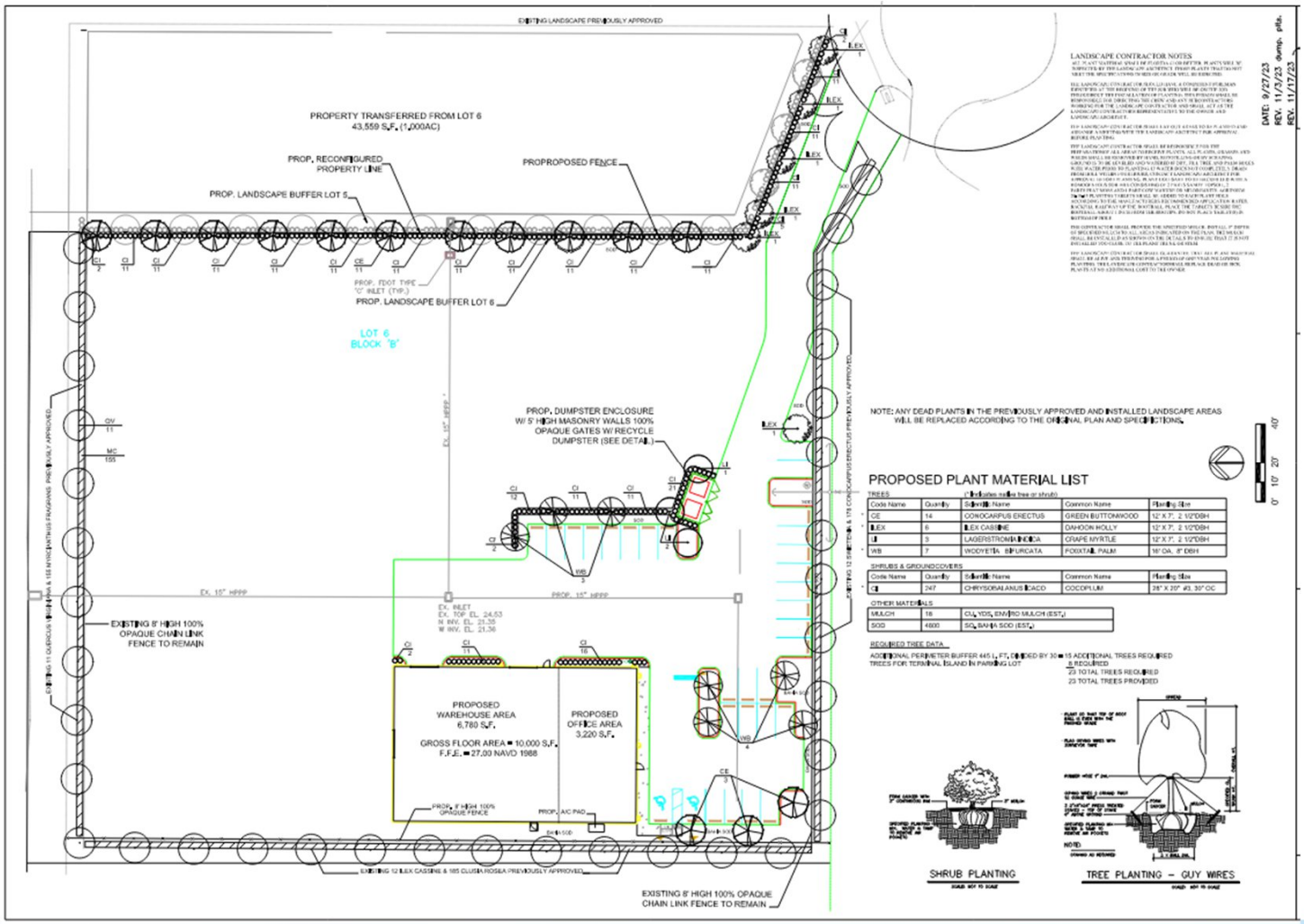
Proposed Site Plan



Landscape Plan



Landscape Plan



Planning & Zoning Staff Recommendation

The Board may choose to approve, deny or table the proposed landscape modification.

If the Board finds that the application is consistent with the criteria as listed in Section 154.12 (B) of the City code (listed above), then the Board may

- Motion to approve with the following condition: The existing Clusia Rosea hedges, along the southern property line, are to be maintained at a minimum of six feet.
- Motion to approve

If the Board finds that the landscape modification application is inconsistent with the criteria as listed in Section 154.12 (B) of the City code, then the Board may:

- Motion to deny

Should the Board need further clarification or information from either the applicant and/or staff, the Board may:

- Motion to table or continue the hearing or review to a future meeting

SURVEYOR'S REPORT

ACCURACY:

1. ALL MEASUREMENTS, DISTANCES, ELEVATIONS AND FEATURES WERE PERFORMED IN STRICT ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS SET FORTH IN CHAPTER 5J17 FLORIDA ADMINISTRATIVE CODE.
2. METHODS FOR ALL CONTROL MEASUREMENTS WERE MADE WITH A TRANSIT AND STEEL TAPE, OR DEVICES WITH EQUIVALENT OR HIGHER DEGREES OF ACCURACY.
3. THE ACCURACY STANDARD USED FOR THIS SURVEY, AS CLASSIFIED IN THE MINIMUM TECHNICAL STANDARDS (5J–17 FAC), IS "SUBURBAN". THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF SURVEY IS 1 FOOT IN 7,500 FEET. THIS SURVEY IS BASED ON REPETITIVE RTK GPS AND/OR TOTAL STATION OBSERVATIONS ON MULTIPLE PROJECT'S HORIZONTAL AND VERTICAL CONTROL POINTS TO OBTAIN A REDUNDANCY OF MEASUREMENT. HORIZONTAL AND VERTICAL CLOSURE ACHIEVED, EXCEED THE MINIMUM ACCURACY REQUIREMENTS.
4. COORDINATES (IF) SHOWN ON THE MAP OF SURVEY ARE IN FEET AND REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, TRANSVERSE MERCATOR, NORTH AMERICAN DATUM (NAD) OF 1983.
5. ALL ELEVATIONS SHOWN ON THE MAP OF SURVEY ARE IN FEET AND REFERENCED FROM NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
6. VERTICAL CONTROL POINTS ARE REFERENCED FROM THE FOLLOWING PUBLISHED DATUM: PORT ST LUCIE BENCH MARK 1054 AT ELEVATION 9.4946 FEET (NAVD 88).
7 THE BASIS OF BEARING BEING OF N62°0'0"W' IS ALONG THE CENTER LINE AND/OR RIGHT OF WAY LINE OF SE KITCHING COVE.

LIMITATIONS:

1. PURPOSE OF SURVEY: TO ESTABLISH THE LIMITS OF THE HEREIN DESCRIBED PARCEL OF LAND BASED ON THE LEGAL DESCRIPTION PROVIDED BY THE CLIENT AND REFLECT LIMITED NAVD ELEVATIONS ON SITE
2. LAST FIELD DATE OF SURVEY: 03/24/22
3. UNDERGROUND UTILITIES WERE NOT LOCATED
4. PARCEL LIMITS WERE CONFIRMED BY EXISTING SURVEY CONTROL ALONG THE CENTER LINE AND RIGHT OF WAY LINE OF SE KITCHING COVE.
5. DIMENSIONS SHOWN THUSLY (M) ON THE SURVEY SUPERSEDE DIMENSIONS REFLECTED ON EITHER RECORD DEED, PLAT OR RIGHT OF WAY MAP.
6. USE OF THIS SURVEY BY ANYONE OTHER THAN THOSE PREPARED FOR OR CERTIFIED TO, WILL BE THE RE–USERS SOLE RISK WITHOUT LIABILITY TO THE SURVEYOR.
7. SHOWN ANYWHERE ON THIS SURVEY, THE WORD "CERTIFY" IS UNDERSTOOD TO BE AN EXPRESSION OF A PROFESSIONAL OPINION BASED UPON THE SURVEYOR'S BEST KNOWLEDGE, INFORMATION AND BELIEF, AND THAT IT CONSTITUTES NEITHER A GUARANTEE NOR A WARRANTY IN ADDITION THIS SURVEY SHALL NOT BE VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL
8 THE OWNERSHIP OF FENCE LINES HAS NOT BEEN DETERMINED AS PART OF THIS SURVEY.
9 OFF SET CALLS TO FOUND SURVEY CONTROL ARE RELATIVE TO THE NEAREST PROPERTY CORNER, INTERSECTION OF LINES, POINT OF CURVATURES (PC), POINT OF REVERSE CURVATURES (PRC) OR OTHER IDENTIFIABLE POINT.
10 THIS SURVEY SHALL NOT BE VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF THE FLORIDA SURVEYOR AND MAPPER PREPARING THIS DOCUMENT
11 COMPLIANCE WITH LOCAL ZONING REQUIREMENTS AND OR WITH REQUIREMENTS SET FORTH BY OTHER STATE, PUBLIC, AND/OR PRIVATE ENTITIES HAS NOT BEEN VERIFIED AS PART OF THIS SURVEY.

LEGAL DESCRIPTION

Lot 3, KITCHING COVE ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 20, PAGE 11, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

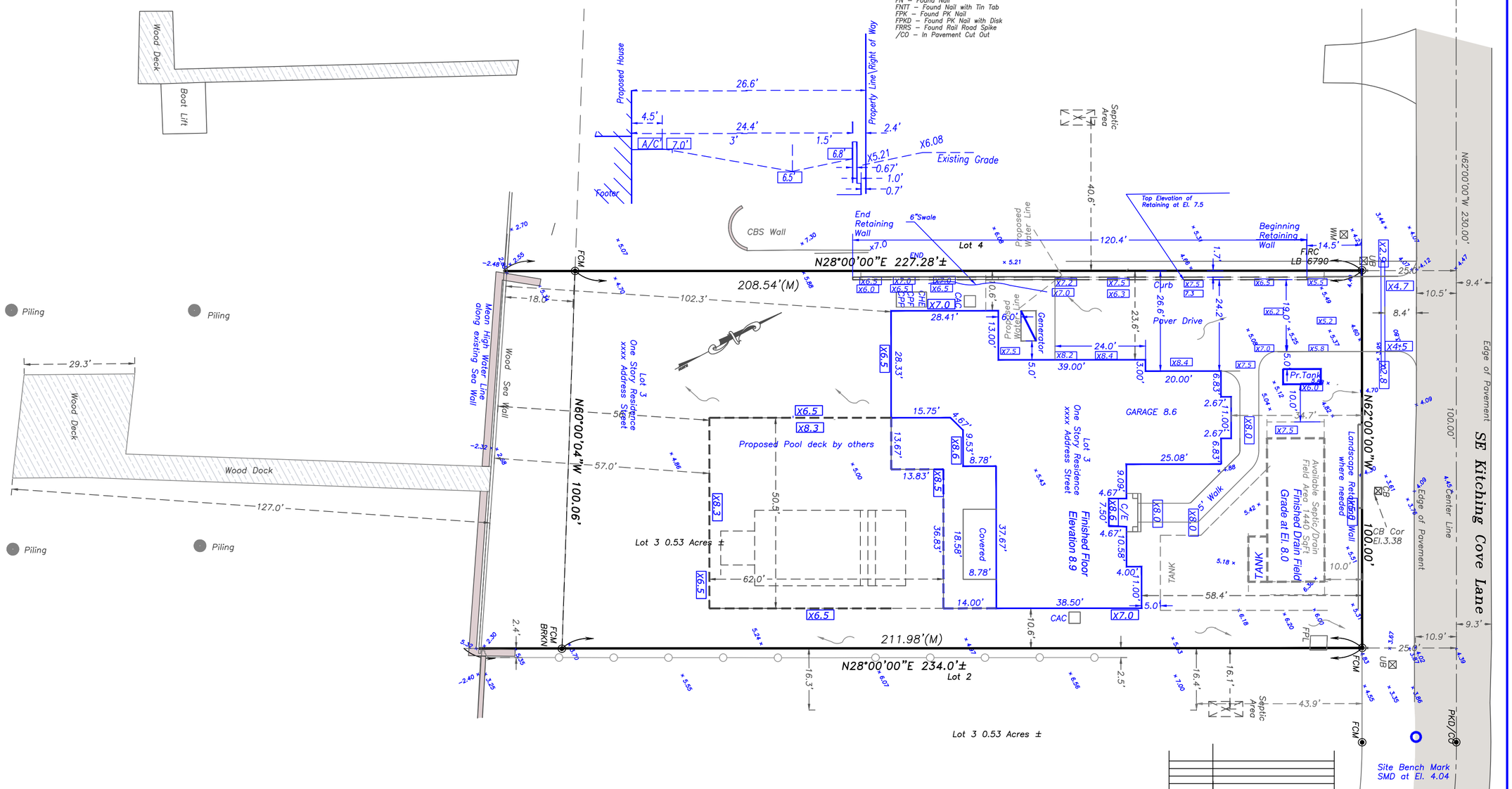
LEGEND

C – Concrete
C/E – Covered Entry
CAC – Concrete Pad with Air Conditioning
CB – Catch Basin
CBS – Concrete Block Structure
CMP – Corrugated Metal Pipe
Cor – Corner
CPE – Concrete Pad with Pool Equipment
CTV – Cable TV Box
FFE – Finished Floor Elevation
GV – Water Gate Valve
HYD – Fire Hydrant
O/L – Overhead Utility Line
PP – Power Pole
SSMH – Sanitary Sewer Manhole
TCB – Telephone Communications Box
UB – Utility Box
WM – Water Meter

LEGEND

FCM – Found 4"x4"Concrete Monument
FIP – Found ½" Iron Pipe
FIPC – Found ½" Iron Pipe with Cap
FIR – Found #5 Iron Rod
FIRC – Found #5 Iron Rod with Cap
SIRC – Set #5 Iron Rod with Cap "LB#7357"
FIPC – Found 1/2" Iron Pipe with Cap
FM – Found Mag Nail
FMD – Found Mag Nail with Disk
FN – Found Nail
FNTT – Found Nail with Tin Tab
FPK – Found PK Nail
FPKD – Found PK Nail with Disk
FRRS – Found Rail Road Spike
/CO – In Pavement Cut Out

FEMA Flood Zone data shown here on is based on the visual inspection of the digital Flood Hazardous Maps provided by the Federal Emergency Management Agency (FEMA) and is limited to the accuracy of such maps.
Flood Zone: X and AE at Base Flood Elevation 6,
Community #: 120287 Panel #: 0289
Suffix: K Date: 2.19.2020



PREPARED FOR:
BRIAN AND SUSAN BARNES

Prepared By: Regina C. Karner, PSM#4363
Karner Surveying, Inc. LB#7357

Prepared For:

Mr. & Mrs. Barnes

ST LUCIE COUNTY Florida

KARNER SURVEYING, INC.
Residential & Commercial Surveying Services
2740 SW Martin Downs Blvd.#333, Palm City, Fl.34990
Phone: (772)288 7206 Fax:(772)223 8181
WWW.KARNERSURVEYINGINC.COM karner@comcast.net

Regina Karner, LS4363 Digitally signed by Regina Karner LS4363 Date: 2023.12.21 11:05:18 -05'00' Not Valid Unless Sealed With An Embossed Surveyor's Seal

Date	Revision Description
7.7.22	Septic Site Plan
7.26.22	Drainage Site Plan
1.8.23	Pool/Deck Drainage & Well
2.2.23	Footer Form Board
2.6.23	FEMA data
4.24.23	Stem Wall Form Board
9.27.23	Drive,Walk,Grades etc
10.15.23	Drive,Walk,Grades etc

Sheet Title: Boundary Survey

Scale: 1"=20' Date: 6.1.22
Drawn By: Field Book: 2203/3
Job No.: 2203–22 CADD File:

Sheet No.: 1 of 1
File No.:

PSL_KITCHINGSCOVE03